

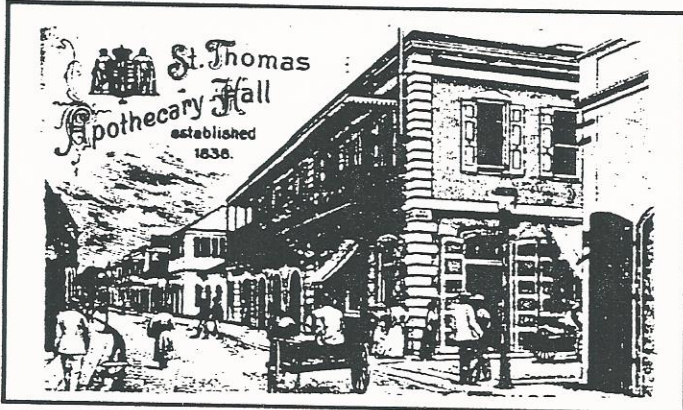
PRESERVATION GUIDELINE 1

Division for Archaeology and Historic Preservation

Virgin Islands Department of Planning and Natural Resources

SIGNS IN HISTORIC DISTRICTS

Signs are important features of historic buildings and other

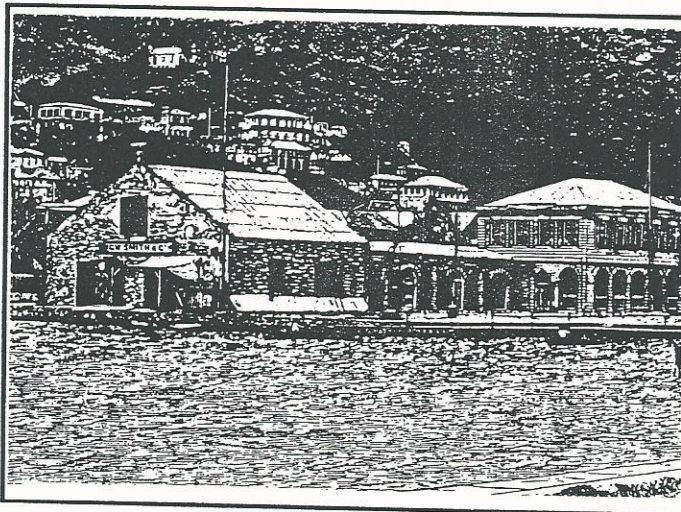


Historically, signs in commercial areas were kept simple and were few in number.

buildings in historic districts. They are also features subject to frequent replacement and change. Their design, even if changed often, is extremely important to the character of any building and thus to the historic districts as a whole.

Keep Signs Small

The most important considerations for signs in historic districts are that they should relate in terms of scale and design to the streetscape and to the building itself. Typical modern commercial signs are often oversized, competing for attention with other signs and trying, usually, to catch the eye of passing

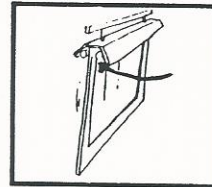


Historic view of King's Wharf, Charlotte Amalie. Note the C.W. Smith sign.

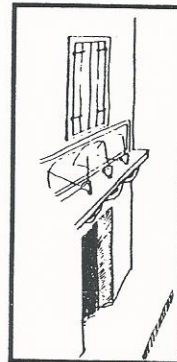
motorists. In a historic district, such attention-grabbing signs are unnecessary. Businesses are known by reputation or are sought out by customers by word-of-mouth. Also, historic districts are usually pedestrian in scale and orientation, and signs should reflect this pattern. Put simply, signs in historic districts should be small and attract through quality, craftsmanship, and materials -- not through size or flashiness.

Lighting for Signs

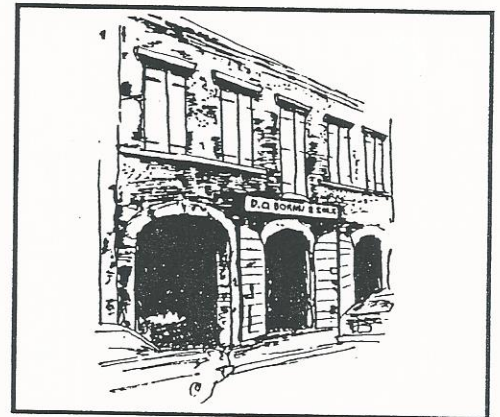
Another concern is lighting. Signs in historic districts, while they need not be traditional in form or design, should rely on traditional lighting techniques. Internally-illuminated signs are strictly prohibited, as are larger neon signs or flashing signs. All signs, both flush signs



A shielded light fixture, with either individual bulbs or fluorescent tubes, provide adequate lighting for businesses.



Hidden lights directed up at a flush sign. This method of mounting lighting fixtures cuts down on street glare.



D. O. Bornn and Sons. A traditional painted sign that maintains the more traditionally utilitarian character of the Charlotte Amalie historic district.

placed against buildings and hanging signs, should be lighted by simple direct spotlights or simple, shielded light bulbs.

Lights should be directed upward or downward but should not be glaring. Lighting should do little more than light the sign itself.

Numbers of Signs

Finally there is the problem of the numbers of signs. Too many signs will overpower both a business and a building. One hanging sign and one sign flush on the wall of a building should be sufficient for any business.

The following are broad guidelines for sign design. Individual designs should be discussed with representatives of the Virgin Islands Department of Planning and Natural Resources Division for Archaeology and Historic Preservation. Simple changes may be approved by staff officers. More often, sign changes will require approval by the Historic Preservation Commissions for either St. Thomas/St. John or St. Croix.

DEFINITIONS

Flush Signs: *Flush signs are placed flat against the wall of a building or against section of a building, such as the arcade wall. Flush signs may be painted either directly on the building or be mounted on a board or other material attached to the building. A flush sign may also consist of separate, individually-mounted letters.*

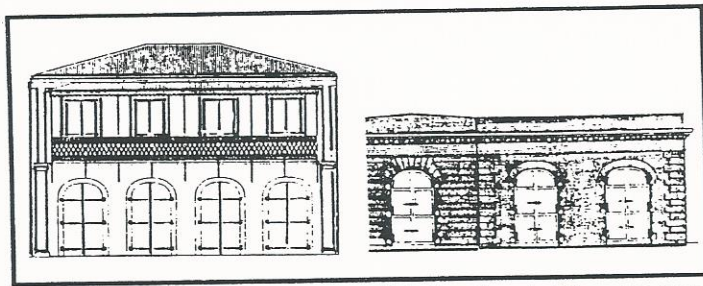
Hanging Signs: *Hanging signs are attached to the building, either hung perpendicular to the street or sometimes parallel to the street along an arcade.*

Directories: *Directories are composite signs, identifying businesses in courtyards, alleyways, or along whole streets. They are usually put up through the coordinated efforts of several owners to advertise businesses cut off from normal pedestrian traffic.*

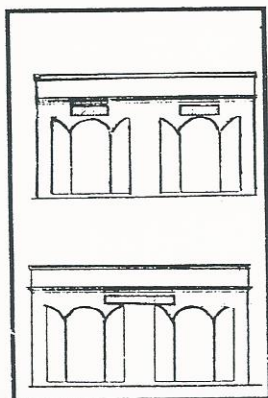
Door-leaf Signs: *Door-leaf signs are advertising signs attached directly to leaves of doors. Door-leaf signs detract from the historic character of many buildings and are discouraged. Within carefully defined limits, they are permitted.*

FLUSH SIGNS

Size: A flush sign can be no larger than 20 square feet. Most flush signs should be much smaller, no more than 1 x 5 feet. The



Architectural features such as those exhibited on these buildings should not be obscured by signs. Choose sign locations carefully.

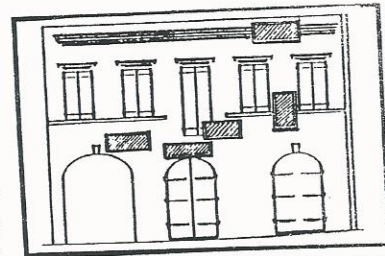


Recommended flush sign locations. Avoid obscuring architectural details.

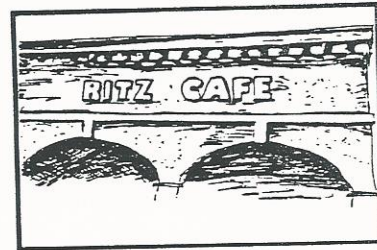
size of the sign is determined in part by context. Existing architectural features, such as recessed wall panels or doorways, often suggest the size and form that a flush sign should take.

Placement: A flush sign should be placed in such a way as to complement, rather than detract, from the building on which it hangs. Owners should take other signs on the building into account before hanging their own. Signs should not obscure window openings, cornices, or other building features.

Materials: Flush signs ideally should be painted on a flat board and then attached to the building. In some cases, signs may be painted directly on the building, although this treatment generally is not encouraged. Individual letters may also be used. Wood or metal are recommended materials, but acrylic, pressed board, or fiberglass are all alternative materials. Signs, however, should be custom designed and owners should avoid standard, company-produced signs.



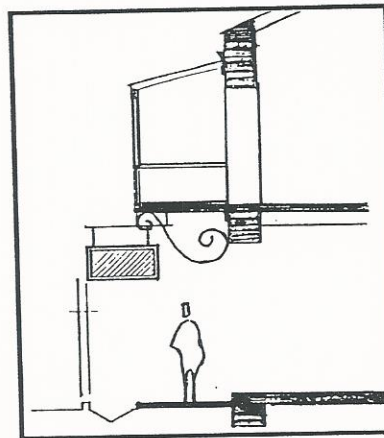
The worst case scenario! Too many signs; signs have no relation to one-another; signs obscure architectural details.



Individual letters, as opposed to board-mounted flush signs, are also acceptable. The total area defined by the letters, however, must still conform to maximum size limitations of 20 square feet.

HANGING SIGNS

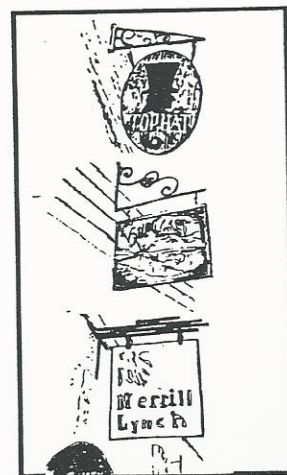
Size: No hanging sign should be more than 10 feet square; 2 x 2 or 2 x 3 feet is generally sufficient. Hanging signs smaller than these are recommended. To determine the size, other signs on a building should be taken into account. New signs should closely match those already on a building or, if existing signs are irregular or oversized, set better standards.



Signs should fall below architectural details. They may project slightly from the outer wall plane. Signs must be at least 8 feet above sidewalks to allow unobstructed movement by pedestrians.

Materials: Ideally a hanging sign should be constructed of wood, either boards or high-grade plywood or pressed board and be custom painted. Other materials, such as metal, acrylic, or fiberglass, can also be considered.

Placement: Hanging signs should be hung in such a way as to complement a building. Again, the impact of other signs should be taken into account. An attempt should be made to line signs up with one another. A hanging sign should allow for pedestrians to pass easily



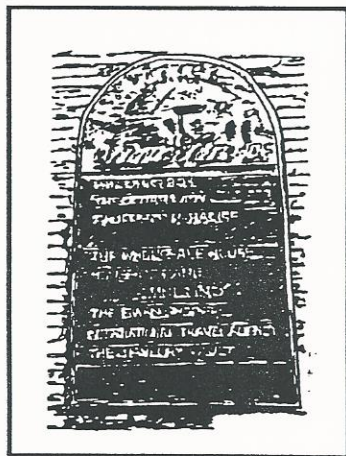
A variety of materials and designs are acceptable for hanging signs. Signs can be either "traditional" or more modern in character (as in the example on the bottom).

beneath. The sign should be no less than 8 feet above the walkway.

Mounting: Signs should be hung in a traditional way, from wood or metal brackets. Many Virgin Islands hanging signs were traditionally attached to the outer walls of arcades. Signs should not be placed directly on building roofs or arcade roofs but should be attached to arcade piers or posts or to wall surfaces of arcades. Another traditional location for hanging signs is between supporting posts or within the openings of masonry arcades. Care should be taken, however, to ensure that pedestrians can pass under them.

DIRECTORIES

Directories are usually hung at the entrance to an alley or courtyard to draw attention to businesses that would otherwise be out of public view. They should be constructed of wood or other traditional materials, and allow for the substitution of identification tags as businesses change or new businesses are established.

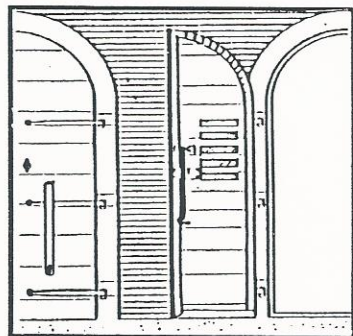


A good example of an alley-way directory.

Size: A single directory should be no larger than three by four feet. Two by three feet should be sufficient in most cases. Tags identifying individual businesses should be no larger than 2 by 12 inches; smaller tags are recommended in many cases.

DOOR-LEAF SIGNS

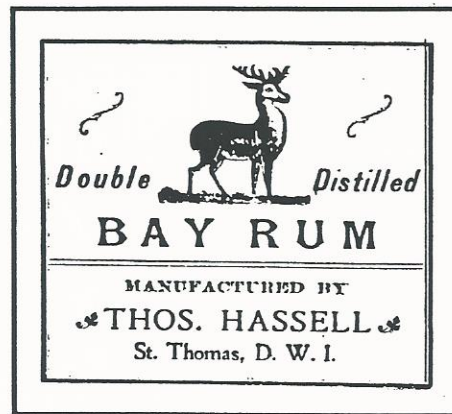
Door-leaf signs are attached to individual leaves of warehouse type doors to advertise merchandise or specific products sold. They should be limited in number and must be uniform in character and materials.



Door-leaf signs are permitted on the insides of storm doors only. A maximum of 5 separate tags are allowed.

Size: A maximum size of 24 square inches (2 x 12 inches) is allowed for each individual sign. A maximum of five (5) per door is permissible.

Materials: Wood or metal are preferable. Acrylic tags are also permissible.



Good sign design is an art - one that has a long history in the Virgin Islands- above is a well-designed and high-quality sign.

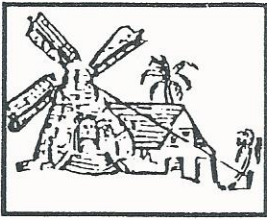
For further information contact:

Department of Planning and Natural Resources
V.I. State Historic Preservation Office
Dronningens Gade 71 & 72A
St. Thomas, Virgin Islands 00802
(340)776-8605 Tel
(340)776-7236 Fax

or

Department of Planning and Natural Resources
V.I. State Historic Preservation Office
Fort Frederik Museum
198 Strand Street
St. Croix, Virgin Islands 00840
(340)719-7089 Tel
(340)719-8343 Fax

Produced by William Chapman
Layout by Jeanne Strong



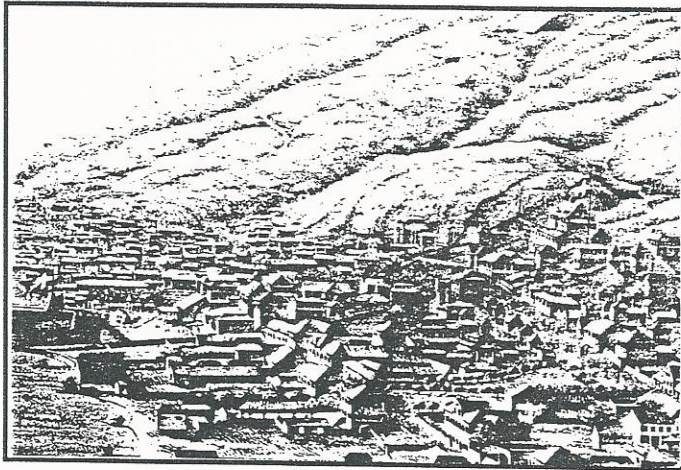
PRESERVATION GUIDELINE 2

Division for Archaeology and Historic Preservation
Virgin Islands Department of Planning and Natural Resources

PAIN T COLORS AND MATERIALS

Traditional Colors

Paint colors and the ways paints are applied are important to the character of historic buildings. Owners are encouraged to use traditional colors in historic districts especially to help preserve a sense of order and continuity.



Paint colors in the Virgin Islands have traditionally been conservative - whites, grays, yellows and terra cottas. It is important to preserve these characteristics.

Paint colors in the Virgin Islands were traditionally conservative. Most masonry buildings were given coats of lime wash, usually white, but sometimes tinted a yellow gold or pinkish to terra-cotta red. Wood buildings also were painted or washed white, with other colors, such as gray, becoming more popular during the late 19th century. Shutters and jalousies (interior blinds) were usually red, green, or white; roofs were traditionally dark, iron-oxide red. Modern wall colors such as green, bright pink, or blue were never used, before the post-World War II era. However, they are often now considered "appropriate" for smaller scale buildings.

Paint colors are very important to the overall appearance of a historic area and do much to convey an impression of pride and care for a building. Most importantly, owners should be aware of the impact of their paint colors on the appearance of their street or neighborhood and consider their neighbors when making a selection.

The following are recommended color schemes.

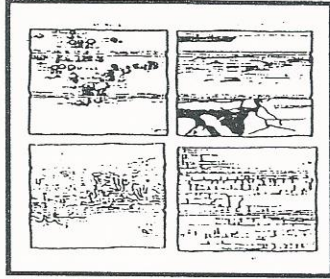
	<p>Walls: White - Ivory - Cream - Yellow - Gold - Linen - Peach Trim: White Shutters: Green - Gray - Red - White Louvers: Green - White Roof: Red - Silver</p>
	<p>Walls: Gold - Yellow - Cream - Ivory - White - Linen - Gray - Peach Trim: White Shutters: Green - Gray - Red - White Louvers: Green - White Roof: Red - Silver</p>
	<p>Walls: White - Ivory - Cream - Yellow - Gold - Linen - Gray - Peach Pink - Blue - Green Trim: White Shutters: Gray - Green - Red - White Louvers: Green - White Roof: Red - Silver</p>
	<p>Walls: <i>(If both stories are one color)</i> White - Ivory - Cream - Yellow - Gold - Linen - Gray - Peach Walls: <i>(If each story is different)</i> Ground Floor: White - Ivory Second Story: Cream - Yellow - Gold - Linen - Gray - Peach Trim: White Shutters: Green - Red - Gray - White Louvers: Green - White Roof: Red - Silver</p>

Recommended color schemes.

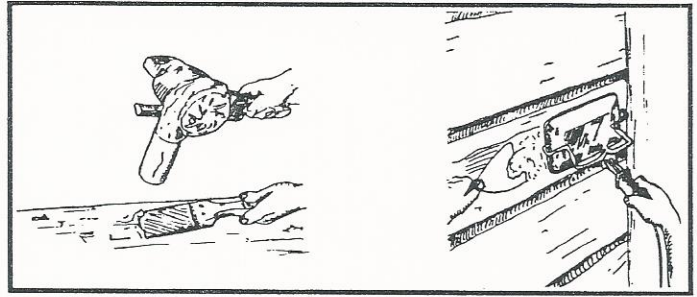
Traditional Paint Treatments

Masonry

The best paint to use for masonry buildings is a simple lime wash, made up of slaked hydrated lime, water and ideally an organic tint. This method requires often annual maintenance, however, but nonetheless can be successful. The addition of white Portland cement to the mixture can help to prolong the life of a wash, however, cutting down on maintenance requirements.



Typical paint problems, clockwise from upper left: blistering, peeling, alligatoring, wrinkling. Blistering suggests a problem with materials. Peeling usually means moisture. Alligatoring is a result of excess paint build-up. Removal may be required. Wrinkling also is a result of built-up.

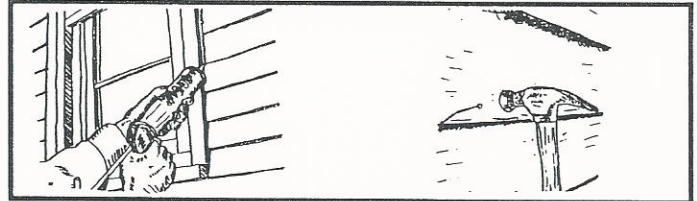


A heat plate or heat gun can be used for paint removal from wood. Great care should be taken to avoid over-heating materials.

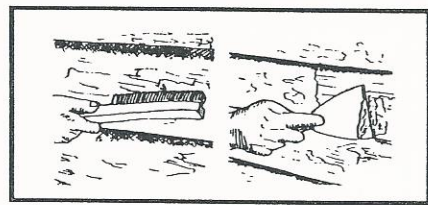
Wood

Wood buildings should be carefully brushed and sanded and then given a coat or two coats of a good quality alkyd paint (oil-based) or a high-quality acrylic latex paint. Generally, oil paint causes less build-up than acrylic latex or latex paint and for many wood buildings is often longer lasting (though recent improvements in latex technology is beginning to change this).

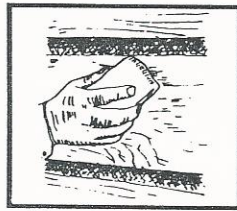
Sanding should be done by hand or with a pad sander. Belt and disc sanding gouge wood surfaces and alter their appearance.



Use the opportunity of repainting to caulk edges and reset nails.



Scraping with a wire brush or putty knife is usually sufficient for preparation.



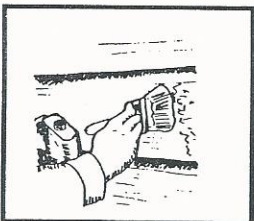
Always hand sand or use an orbital sander to feather edges.



A good paint job (or for shingles often a good stain) can help preserve an older building indefinitely.

More Typical Modern Treatments

In the absence of a traditional treatment, flat acrylic latex or latex paints can be substituted for masonry buildings and oil paint or high quality acrylic latex for wood. For masonry walls a more expensive latex acrylic as opposed to a lower acrylic content latex paint is definitely recommended. Acrylic paints allow for some evaporation from the walls and therefore are less apt to flake or fall off in the course of the walls normal wetting and drying processes. Colors can be selected to closely resemble traditional lime washes or oil paints.



Chemical strippers can be used for build-up problem areas on wood.

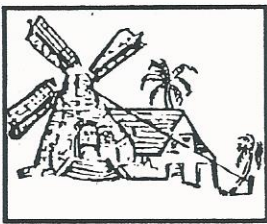
Oil paints and high-gloss latex paints are definitely not recommended for masonry walls.

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Prepared By William Chapman
 Layout by Jeanne Strong



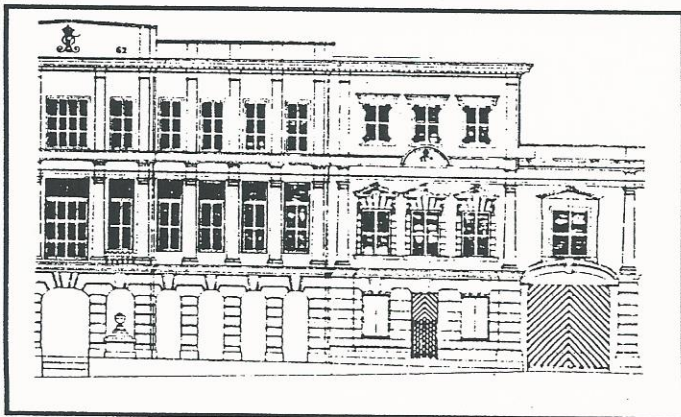
PLASTER-COVERED RUBBLE WALLS



Holy Cross Roman Catholic Church. One of many plaster-covered buildings in the Virgin Islands.

A large percentage of the historic buildings in the Virgin Islands are constructed of rubble-masonry, covered with lime plaster or "stucco." This is a building technique of age-old origins and the building technique of choice throughout the Mediterranean region (from which, in many ways, Caribbean buildings take the lead) for many thousands of years.

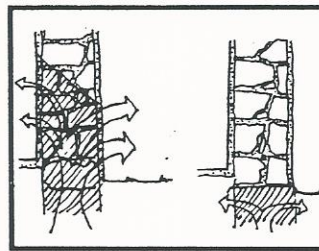
The historic procedure was a simple one: rough-cut or simple fieldstone was built up in uneven courses to form thick supporting walls. Brick or cut-stone was used for corners and to provide a sharper edge for window and door openings. The whole wall was then covered with several coats of lime plaster, then either troweled smooth or scored to resemble the ashlar or (cut-stone) walls that these less-expensive walls clearly imitated.



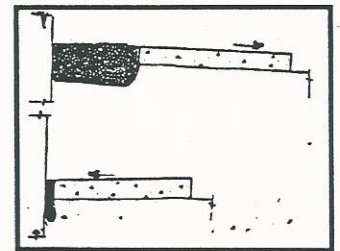
The rich detail of many "high-style" buildings in the Virgin Islands is achieved through molded exterior plaster or stucco.

Preserving Existing Walls

The key to preserving plaster-covered rubble walls is constant maintenance. The walls themselves are usually strong but are weakened by penetration of water, either from above through leaking walls or through damp ground. If problems exist - as shown through bulging or scaling of the wall - the first step is to look for the source of dampness. Steps should then be taken to keep the walls dry, either by repairing the faulty roof, gutters, or flashing, or by providing for better drainage at the base. A simple bed of loose gravel can often help in the latter instance, new gutters or flashing can help stop problem leaking.

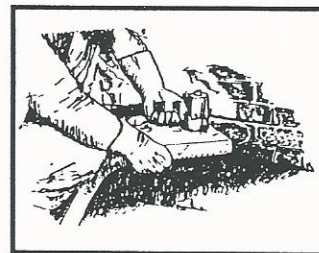


Typical damp conditions. Water is "wicked" through walls, leaving salt deposits and causing surface scaling. The provision of a damp-proof course as shown on the right, can help cut down on moisture problems.

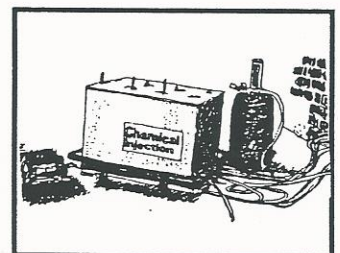


Improved drainage, in the form of gravel-filled trenches can help cut down on moisture problems. Such treatments, however, are often difficult in urban situations.

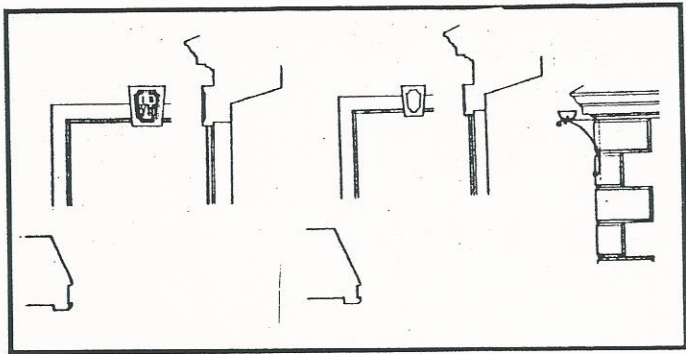
After solving the moisture problems the next step is simply to patch the wall as necessary. If the whole lime-plaster surface is failing, it may be necessary to chip the plaster from the walls and then resurface. Care must be taken to match the appearance, texture, design details, and thickness of the original plaster covering.



Cutting in a damp-proof course with a circular masonry saw. A relatively expensive and difficult procedure.



Chemical injection to provide a damp-proof course. Still largely untested in the Virgin Islands.



It is essential that details such as quoins and molding profiles be duplicated when replacing plaster.

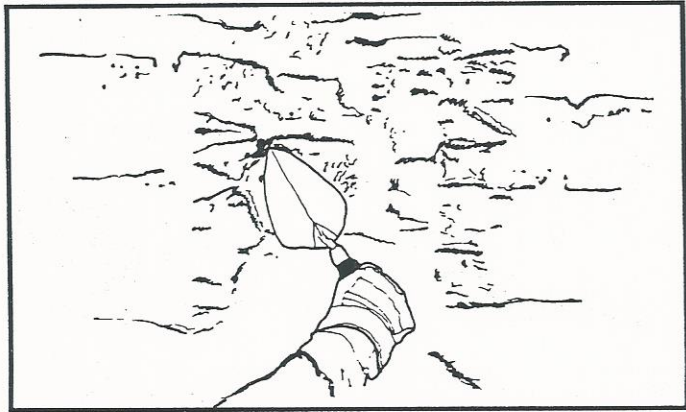
Do not use Portland or ready-mixed cement:

Many people choose to replace the plaster or patch it with a Portland cement compound. **This procedure is definitely not recommended.** Portland cement is simply too hard and does not allow for proper evaporation from the walls, resulting in unwanted moisture build-up. A certain amount of white Portland may be added to the lime plaster, but this is not in fact necessary. Ready-mixed cement compounds are not appropriate for historic buildings.

The following is the recommended mix:

MORTAR

- A) **Portland cement:** *ASTM C 150, Type I, White*
- B) **Lime:** *ASTM C207, Type S, high plasticity*
- C) **Sand:** *ASTM C144, fine washed*
- D) **Admixture:** Use a water reducing and plasticizing agent to reduce water content and drying shrinkage, "Omicron Mortar proofing," a product of Master Builders Company or equivalent. Follow manufacturer's instructions for use.
- E) **Potable water:** Free of impurities and organic material.



Be sure to match the texture and overall character of the original walls in both repairs and replacement.

PROPORTIONING

A) 1 part **White Portland cement**; 5 parts **lime**, 9-10 parts **sand**, recommended mix. A higher lime content is also possible and in many cases desirable.

B) Sample areas should be tested and examined by the architect or supervisor prior to settling on the final mix.

Variations of this specification are allowable, and the staff of the *Division for Archaeology and Historic Preservation* are happy to discuss alternative mortar mixes with owners. The important thing is that the nature of these historic wall surfaces be understood and that steps be taken to encourage their preservation and continued use.

Wholesale Plaster Removal Not Permitted

Another concern is the removal of plaster. Rubble-masonry walls were meant to be plastered and protected from the elements. The workmanship of the rubble masonry wall, while picturesque to our eyes, was never meant to be seen. This is true for both interior and exterior walls. Much damage is caused to walls from which plaster is removed. As a result, this treatment is not permitted.

Waterproofing Not Recommended

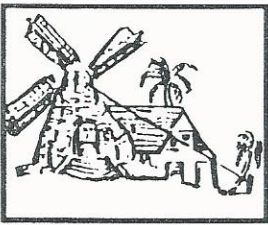
A final concern is waterproof coverings. Such coverings, usually silicones or polyurethanes, are often applied to protect previously plastered rubble walls. They can have both a visual and material impact on walls. The main concern is such coverings often discolor walls and do not allow for the normal evaporation cycle causing, therefore, a build-up of salts within walls. It is highly recommended that such coverings not be applied.

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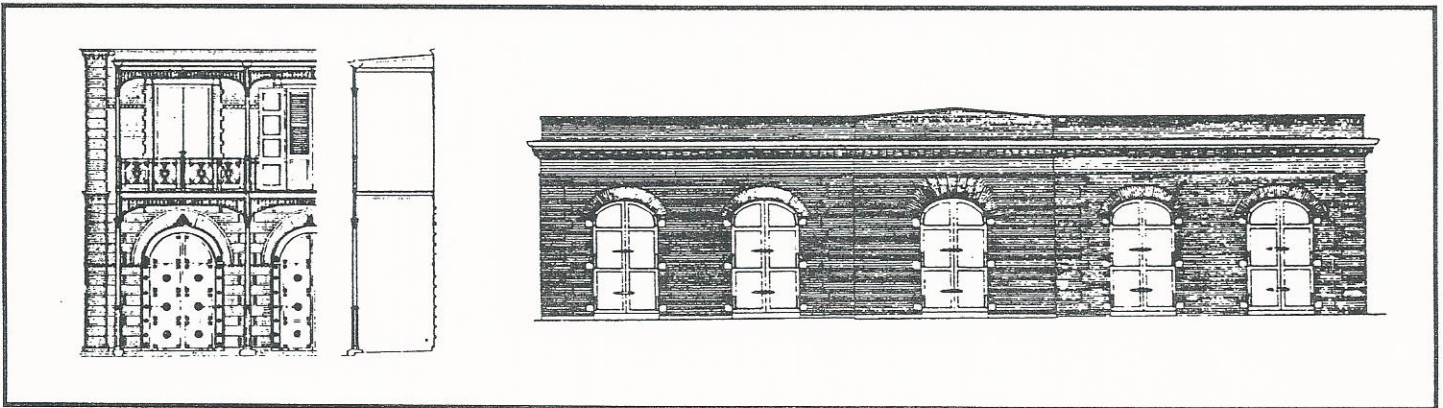
PRESERVATION GUIDELINE 4

Division for Archaeology and Historic Resources
Virgin Islands Department of Planning and Natural Resources

REPAIR, CLEANING, AND REPOINTING OF BRICK WALLS

There are few brick or brick-faced buildings in the Virgin Islands. However, there are a number of outstanding examples of mainly 19th-century brick buildings, mostly located in commercial areas. While problems of treatment come up rarely, greater care than ever must be taken for the preservation of these buildings.

drainage. Badly damaged or deteriorated brick, should be replaced in kind with bricks resembling the original (or in some cases, original bricks can be turned around to expose less deteriorated faces). All mortar joints should be sound and well-maintained.



Although brick buildings are rare in the Virgin Islands, there are several outstanding examples. These are both on Kronprindsensgade, in Charlotte Amalie.

General Problems

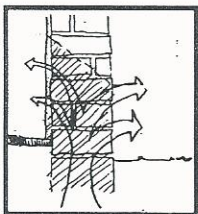
Brick buildings often consist of brick veneers over rubble masonry cores. Whether all brick or brick-veneer, however, they share many of the characteristics of rubble walls. Initial concerns are water penetration into walls. Walls should be carefully examined for indications of leaking roofs or gutters or damp foundations. Efforts should then be made to correct such problems either by repairing roof problems or providing better

Mortar and Mortar Mixes

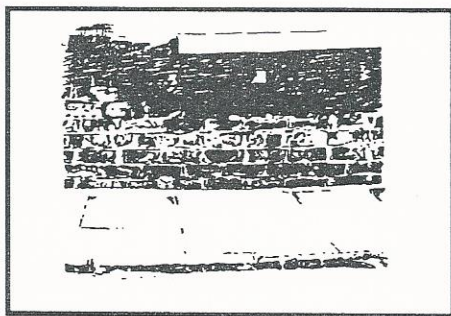
It is important that the mortar for repair of deteriorated brick joints match the original. This usually means a high-lime-content mortar following the following specifications:

Mortar

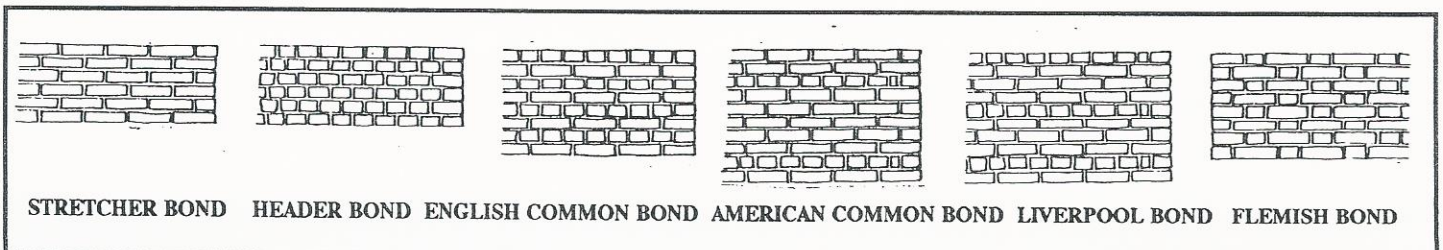
- A) Portland cement: ASTM C 150, Type 1, White
- B) Lime: ASTM C 207, Type S, high plasticity
- C) Sand: ASTM C 144, fine washed
- D) Admixture: Use a water reducing and plasticizing agent to reduce water content and drying shrinkage. "Omicron Mortar proofing," a producer of Master Buildings Company or Equivalent. Follow manufacturer's instructions for use.
- E) Potable water: Free of impurities and organic material.



As with rubble walls, brick walls are subject to moisture problems. A damp-proof course can cut down on rising damp.



Efflorescence, or surface salt deposits - caused by rising damp.



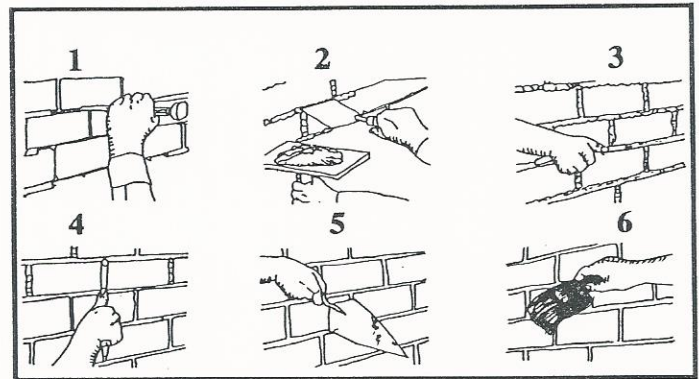
Some typical brick bond patterns - created by the way in which the brick was laid. It is important to duplicate the original pattern when repairing or rebuilding brick walls.

Proportioning

A) 1 part *white Portland cement*; 5 parts *lime*; 9-10 parts *sand*, recommended mix. A higher lime content is also possible and in many cases desirable.

B) Sample areas should be tested and examined by the architect or supervisor prior to settling on the final mix.

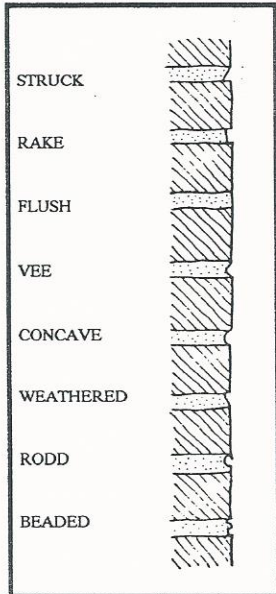
It is recommended always that a test patch be made in areas to be treated. If any doubts exist, the Division for Archaeology and Historic Preservation in the Department of Planning and Natural Resources is available for consultation.



The six steps for repointing, from top left: 1) remove loose mortar; 2) pack in new mortar following recommended mix; 3) apply jointer to horizontal joints; 4) apply to vertical joints; 5) remove excess mortar; 6) wait 2 hours, then brush and wash clean.

Repointing

The main concerns for brick wall repairs are repointing and cleaning. Repointing, or replacing the mortar between bricks, should be carried out in a careful way. All joints should be raked by hand and no machines or saws should be used. Using a chisel, loose mortar should be removed to a depth approximately twice the width of the opening. New mortar should be carefully laid in the joints being careful not to feather the joints or spread the mortar onto the surface. All joints should be, in mason's terms, "neatly struck."



Traditional joint profiles. "Concave" and "Weathered" are probably the most common historic joints in the Virgin Islands. Occasional "Tooled" (either "rodded" or "beaded") are also common historic joints.

Cleaning

Cleaning should be carried out only when necessary. The recommended cleaning method is simply water or a combination of detergent and water, with water applied under low pressure. High-pressure water cleaning (over 1000 pounds per square inch) can damage brick surfaces. If dirt is resistant, bristle brushes can be used on the surface. Wire brushes should not be used. Particularly dirty surfaces may be cleaned using an extremely weak chemical solution of sulfuric acid. Test patches should be made before full cleaning begins.

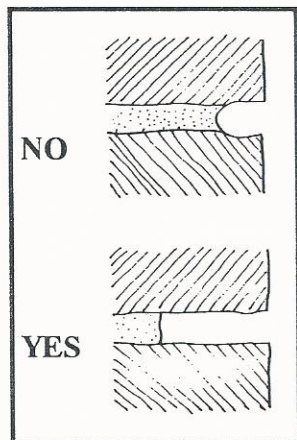
Sandblasting of brick is strictly prohibited. Sandblasting mars the brick surface, altering its character altogether. Extremely porous or soft bricks or bricks that have been previously sandblasted can be treated with a coat of lime wash, following the instructions for plaster walls set out in a separate guideline. Painting with a flat acrylic latex, water-based paint is also recommended.

For further information contact:

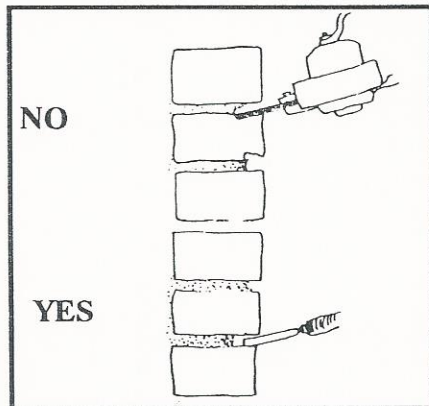
Department of Planning and Natural Resources
V.I. State Historic Preservation Office
Dronningens Gade 71 & 72A
St. Thomas, Virgin Islands 00802
(340)776-8605 Tel
(340)776-7236 Fax

or

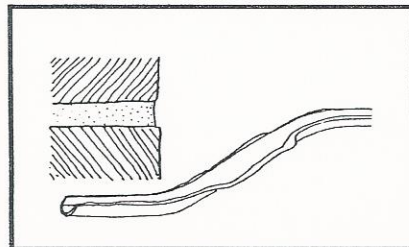
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Don't break the surface of the brick. Be sure to rake out to a sufficient depth.

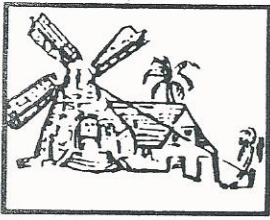


Brick joints should be raked out to 2 1/2 times their width using a chisel. Mechanical means, such as circular masonry saws, can badly damage brick surfaces.

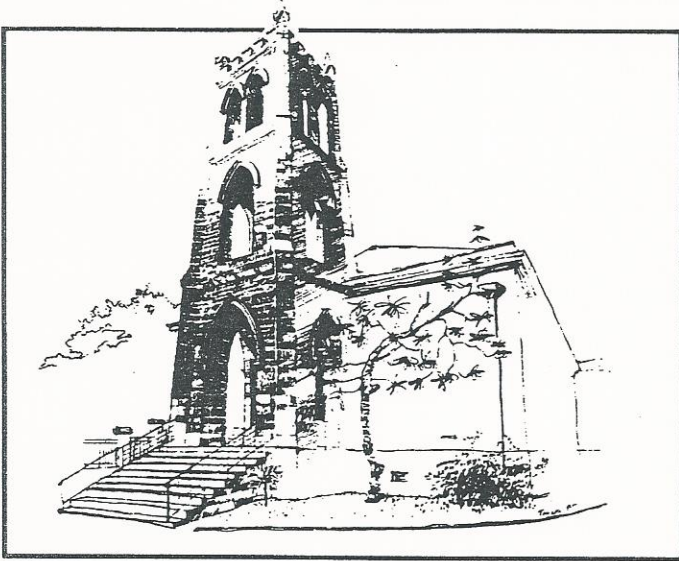


Unless your building had an unusual joint type, a concave joint such as this - obtained with a common jointer - is best.

Prepared by William Chapman
Layout by Jeanne Strong

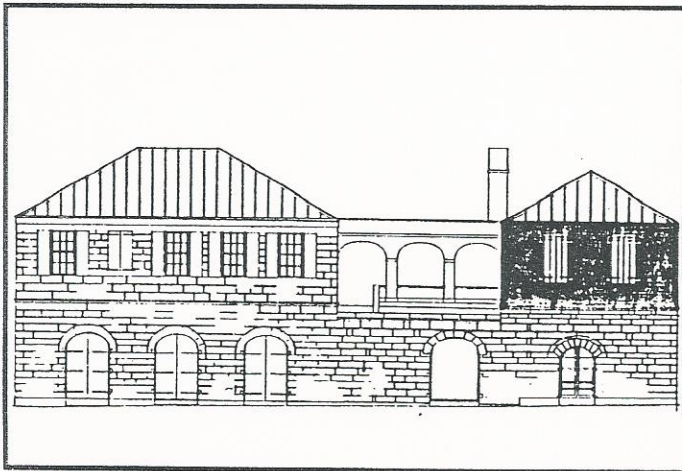


THE REPAIR OF STONE WALLS



St. Paul's Anglican Church, tower c. 1849, built of local limestone.

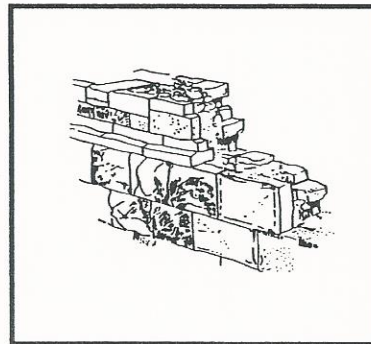
Cut-stone walls -- as distinguished from rubble masonry -- are common throughout the Virgin Islands, but especially in in-town commercial areas. Frederiksted, in particular, has a number of cut-stone walls. Most of the stone for St. Croix buildings especially- nearly all of it limestone - was quarried in the central valley or was taken from the coral beds along the west end. Stone in Charlotte Amalie was mainly imported. As with rubble walls, the cut-stone walls are often rough-coursed (unevenly laid) and are typically coated with lime plaster. The only difference from rubble walls is one of degree: cut-stone walls employ more regular stone blocks and the stones show more clearly on the existing buildings.



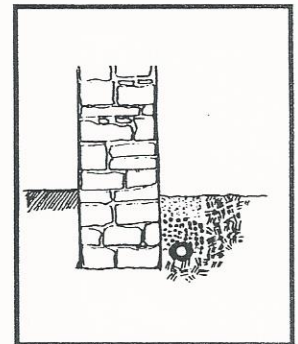
Stone for several St. Thomas buildings was mostly imported.

Moisture

As with rubble walls and brick walls, surfaces should be examined for evidence of water penetration, usually leaks or damp ground. These should be corrected before other work begins. (See guidelines for rubble masonry and brick as well.)



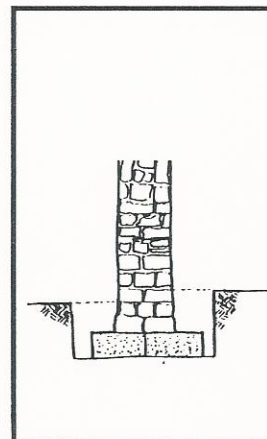
Typical masonry work. Note, even when outer layers are evenly coursed cut stone, much of the interior of the wall is still rubble. Water penetration remains the main problem for preserving such walls.



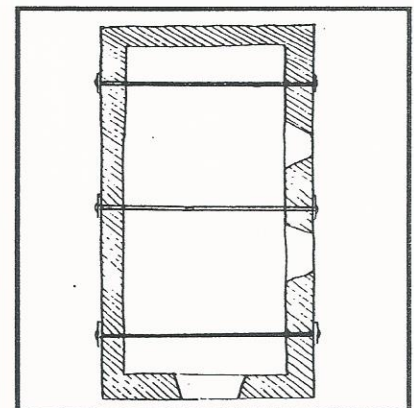
Installation of a perimeter drain can help cut down on moisture problems. Set perforated drain in a bed of gravel and be certain that the ground slopes away from building and that the pipe also drains.

Outward-leaning Walls

If a wall is leaning outward or shows other signs of falling, the wall may be tied using stainless steel ties and anchors. Otherwise, the foundation should be reinforced, often to the point of providing a new concrete footing. In some cases the wall may have to be rebuilt. If this is done, care must be taken to duplicate the original appearance of the wall.



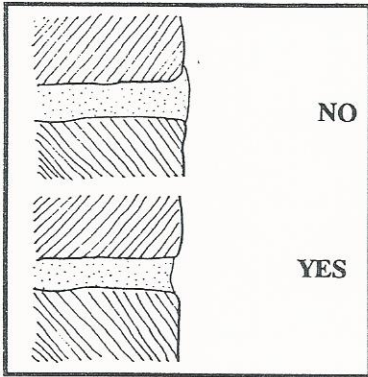
Excavating and providing a proper concrete footing can help correct a failing masonry wall.



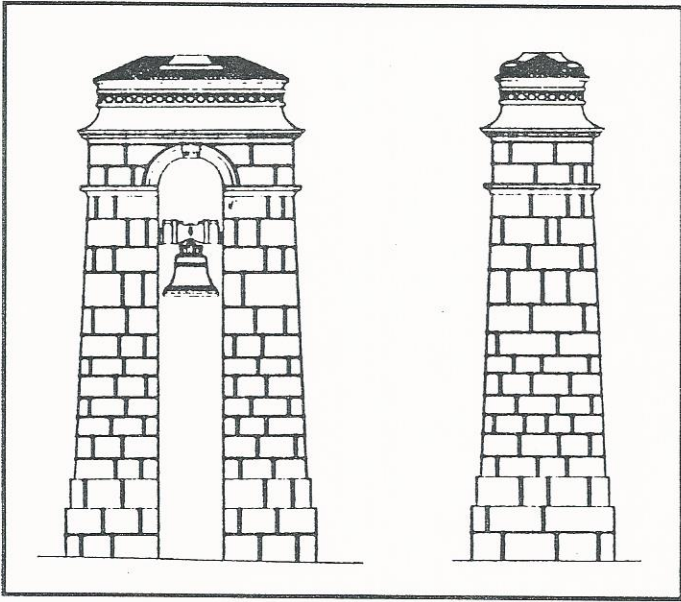
Stainless steel tie rods and anchors can help to stabilize outward-leaning rubble walls. Combined with a concrete footing and, in some cases, a concrete rim ring bond band, ties can help reinforce existing walls. Generally do not attempt to straighten leaning walls!

Cleaning and Repointing

Stone walls rarely need to be cleaned, but often need repointing. If the mortar between the stones is loose, this should be removed with a chisel and fresh mortar put in its place. Modern Portland cement should not be used for this purpose, as it is too hard for the soft limestone around it.



Efforts should be made to duplicate the finish of existing stone walls. As with brick repointing, joints should be raked out to 2-1/2 times their width and packed with an appropriate mortar. Concave joints are usually preferable. Do Not feather edge as in the top example.



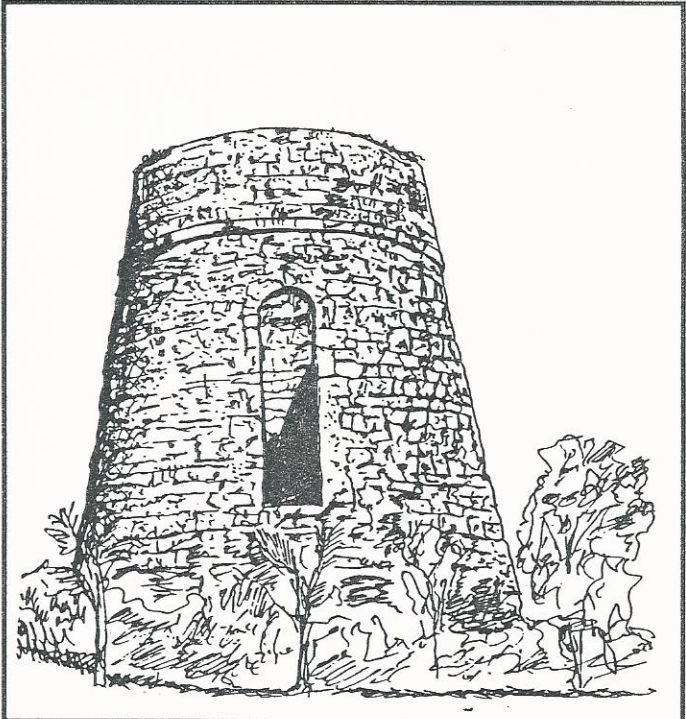
Retain the character and details of original stonework.

Proportioning

A) 1 part *white Portland cement*; 5 parts *lime*; 9-10 parts *sand*, recommended mix. A higher lime content is also possible and in many cases desirable.

B) Sample areas should be tested and examined by the architect or supervisor prior to settling on the final mix. (See the guideline for brick walls for more complete instructions.)

Following repointing, a thin coat of lime wash is highly recommended. This coat, being composed of the same material as the wall, will not affect its appearance, but will help to protect from rain and pollution.



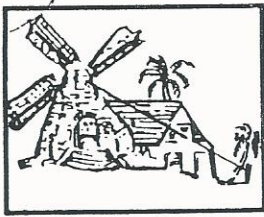
A coat of lime wash can help to protect the surface of stone structures such as these.

For further information contact:

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or
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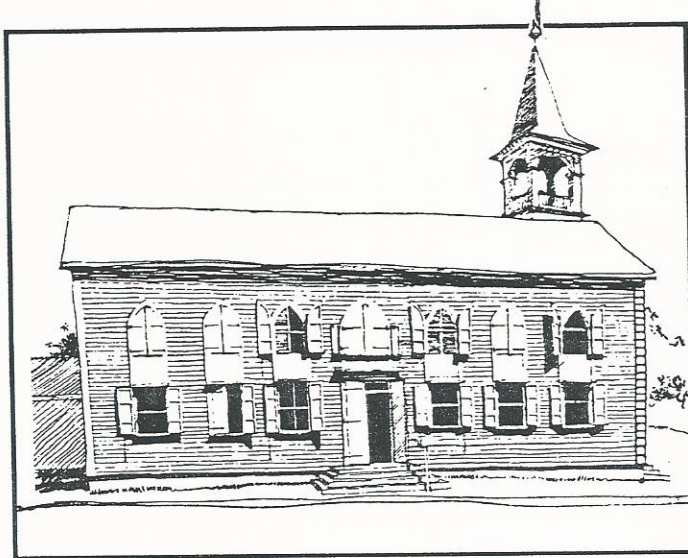
Prepared by William Chapman
 Layout by Jeanne Strong



PRESERVATION GUIDELINE 6

Division of Archaeology and Historic Preservation
Virgin Islands Department of Planning and Natural Resources

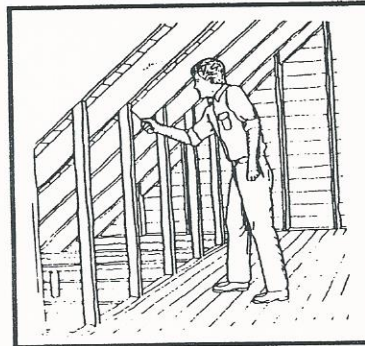
REPAIRS TO WOOD BUILDINGS



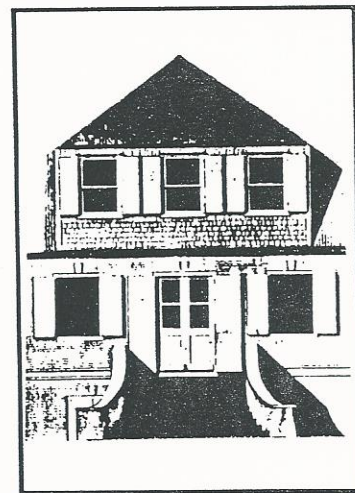
Wood has long been a popular building material in the Virgin Islands, used for both institutional and other buildings. Friedensfeld Midlands Moravian Church, one of the largest all wood buildings in the West Indies.

Termite Inspection

Once sources of water penetration have been discovered and an effort made -- even if temporarily -- to repair leaky roofs and gutters, an examination for termites can be made. Termites get into the walls both through the ground and by air. The former or subterranean termites are by far the most damaging to wood buildings. To look for signs of termite infestation, walls may be examined simply by knocking or by probing with an icepick, knife, or screwdriver. Foundations should also be examined for termite trails, although



Inspection for termites.



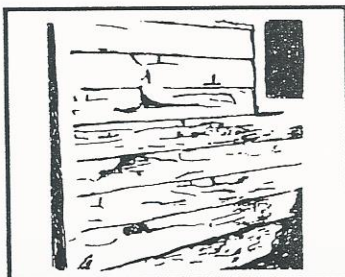
Wood combined with masonry. Shingle surfaces such as this have been common since the 18th century.

Many of the buildings in the Virgin Islands are built of wood and require special care. The main concerns are that original materials not be replaced, unless it is fully necessary and, that if wood walls or wooden parts of buildings must be replaced, the replacement material should resemble the original as closely as possible.

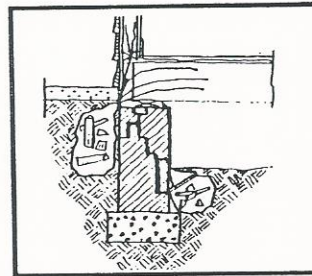
GENERAL TREATMENTS

Inspection for Leaks

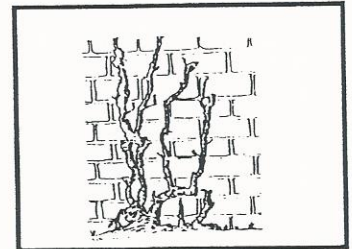
An initial inspection should be made for signs of leaks and, usually accompanying this, infestation by termites or other insects. As with stone or brick buildings, the main threat to wood buildings is water penetration. If a roof is sound and gutters work properly, a seemingly fragile wood building can, in fact, last indefinitely.



Moisture - the main problem for wood.



Some typical sources of termites: debris in the soil either inside or outside the foundation walls; in contact with the soil; hidden termite trails.

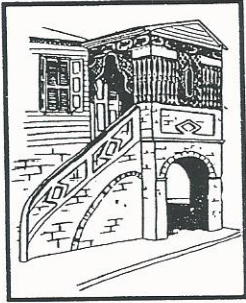


Subterranean termite trails - frequently a sign of termite presence.

these are often hidden from view within the wall cavities. Rubble masonry buildings and buildings with rubble masonry foundations -- the case with most Virgin Islands historic wood buildings -- have this problem especially and roofs and walls can be infested by termites invisible at the foundation level.

If termites are discovered, the ground around the building and the building itself should be treated by a professional exterminator. In isolated areas, wood preservatives (generally chromated copper or zinc naphthanate, both anti-fungicides as well) or other similar preservative treatments can be applied. Treatment, however, is less effective than tenting and -- especially -- professional ground treatment with pesticides.

Avoid Covering Interiors

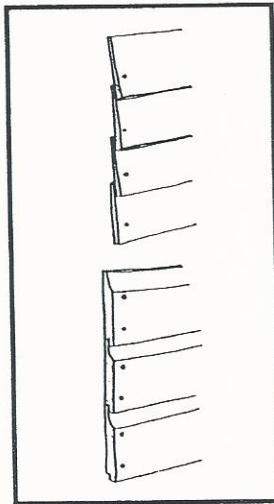


Sawn-work detailing - an enormously significant feature of many wood buildings. Efforts should be made to retain existing examples and repair where necessary. Illustration from Pamela Gosner's *Historic Architecture of the Virgin Islands*.

Traditional practice should be followed when undertaking any wood repairs. Exposed stud walls and rafters, so typical in most older West Indian buildings, were not simply a means of saving materials, but had a practical rationale as well. Exposed walls meant less vermin, an easy way to detect termites, and ensured proper ventilation both of walls and roofs. Whenever possible, this method of building should be retained. Installation of gypsum board or other wallboard is discouraged for the same reason, although modern fire codes may in many instances require some changes.

Decorative Sawn-Work and Other Decoration

The Virgin Islands is particularly noted for its wealth of jig-saw or sawn-work, known variously as gingerbread or decorative "icing". There is also some turned work and other significant decoration. Whenever existing decorative work is in place, this should be retained and repaired. In some cases replacement of entire sections, of either bargeboards (also called "valences" when horizontal) or balusters, may be necessary. If this is done, great care should be taken to duplicate the original design as closely as possible. Always, good quality materials should be used to ensure long-lasting repairs.



Lapped weatherboard, and "German" or novelty siding.



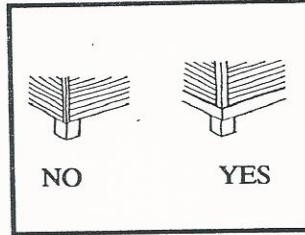
Cedar shingles - a common siding material for wood buildings in the Virgin Islands.

The addition of sawn-work or other decorative wood features, where none was present before, is generally discouraged, at least on major facades of the building. Some use of decorative work is possible in courtyards and on new buildings, although care must be taken to follow traditional practices closely. In some instances, sawn work can be used on new porches (discussed in a separate "Guideline").

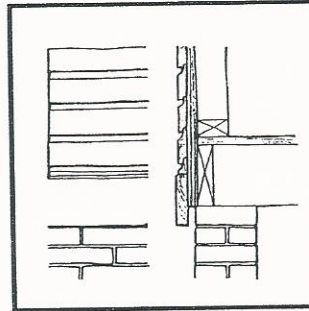
Siding

There are basically four kinds of wood siding in the Virgin Islands:

(1) older weather-boarding with a "bead" or rounded portion at the bottom;

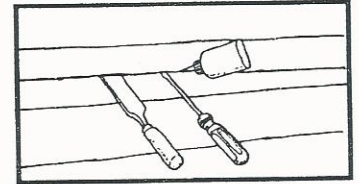


Match the detailing of original siding. Duplicate the corner board (quoin) and baseboard details.



Lapped weatherboard. Shiplapped novelty board. Note the drip molding or drip cap along the baseboard. Be sure to include proper detailing and flashing to better preserve your building.

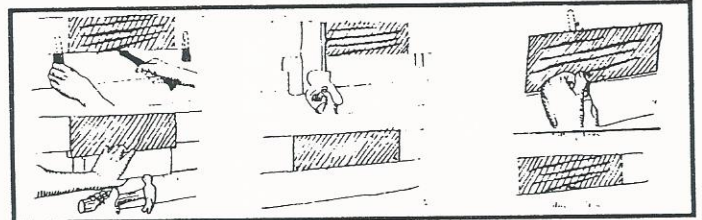
(2) simple lapped weather-board;
(3) "novelty" board, also known as German siding; and
(4) cedar shingles or shakes. Whenever replacement is necessary, replacement with material closely resembling the original is highly recommended. All of these materials are available from lumber yards or can be special ordered.



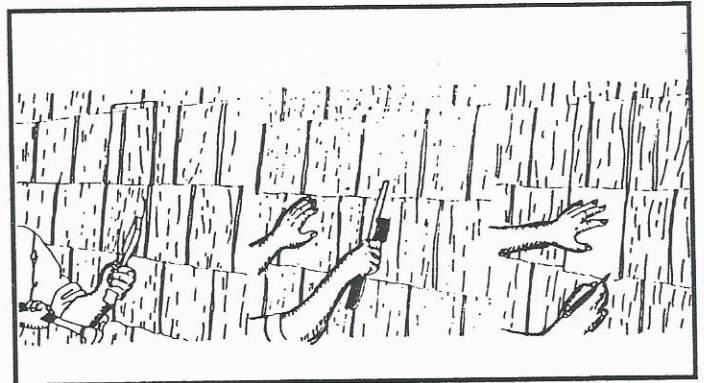
Don't remove siding unnecessarily. Often gluing or other spot repairs can prolong the life of damaged siding.

Exterior detailing

Great care must be taken to duplicate the details of exterior walls. Window and door surrounds or trim must be exactly reproduced. Corners should have endboards or, in some cases, quoins. A drip molding, properly flashed, should be provided at the bottom of the wall. Similar molding or caps must be placed above doors and windows.



Consider replacing damaged pieces rather than wholesale replacement of siding: (1) determine degree of damage; (2) use wood wedges to pull damaged section away from wall; (3) use back saw to cut away damaged piece; (4) use hacksaw blade to cut nail; (5) push replacement siding into place using block, back with "spacers" for reinforcement; (6) nail in place, pre-drilling nail holes.



A similar technique can be used to replace individual shingles: (1) cut away damaged material; (2) cut nails; (3) push new piece into place measuring carefully for length.

Often an indication of termite presence is less dangerous than many assume. In most instances, buildings in the West Indies were built of imported heart pine, a material extremely resilient to termites -- even more resilient than modern treated materials. Often, too, termites have "completed" their work and are no longer present in the building.

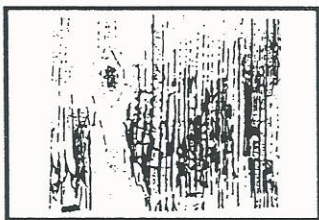
Also, since most historic wood buildings are stronger than they actually need to be, the loss of some materials may not really threaten the building's stability. Wood sheathing or wood interior walls often have nothing to support other than themselves and can simply be repaired with wood hardeners and epoxy and partial replacement, rather than being replaced entirely. A wood building often gains "character" through such repairs, and the walls need not all look new and perfect.

Tests and repairs for other types of wood-eating insects including carpenter ants and anobid beetles, should follow similar procedures.

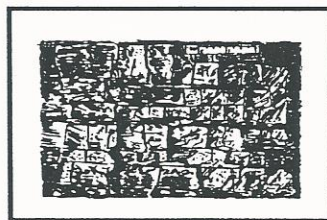
Extreme caution must be taken when using pesticides or fungicides (discussed below). Other than in limited circumstances, they should be applied by professionals only, and care must be taken to ensure that chemically treated materials are not left exposed.

Rotted Wood

In addition to termites, wood buildings are affected by rot. Again, the cause is moisture, coupled closely with poor ventilation. Rot will generally occur where: (1) water leaks in through the roof or leaky gutters or downspouts; (2) areas that are poorly ventilated, allowing a build-up of moisture, and (3) in cases when the wood is in contact with the ground or covered by vegetation. The main solution in each instance is to remove



Typical brown rot - generally remove, though consolidation and repair is possible if affected area is small enough.



Cross-grain cracking - indicative of more virulent "dry-rot." Always remove completely and discard.

the source of dampness and begin replacement of affected wood elements only after that point.

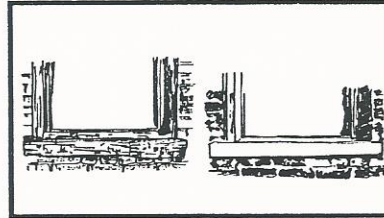
Wood Replacement

Rotted wood takes a variety of forms and each type of rot has a particular character. For purposes of repairs to wood buildings, it is only important to remove that portion of the material

that is rotted. Unaffected pieces, or even portions of original pieces, should be retained wherever possible.

Replacement Materials and Repairs

As stressed above, it is important that replacement materials resemble the originals, in terms of wood type, shape, and so on, as closely as possible. Also, only pressure-treated materials (wolmanized) with at least limited guarantee against termite infestation and/or rot should be accepted for replacement pieces. In some cases, naturally resistant woods, such as redwood, cedar, or mahogany may be substituted, though call for the use of such higher cost materials is unusual.



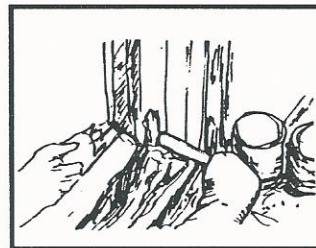
Wood components of masonry buildings often require replacement. Again, treated materials should be used.

Newer materials, particularly pine or fir, are often not so well-cured as original wood materials. Therefore they are more subject to warping or twisting. This is particularly true of materials treated with wolman salts (wolmanized), which are relatively "damp" at the time of purchase. It is important that good quality kiln-dried wood be used whenever possible. The extra cost is often worth it in the long run.

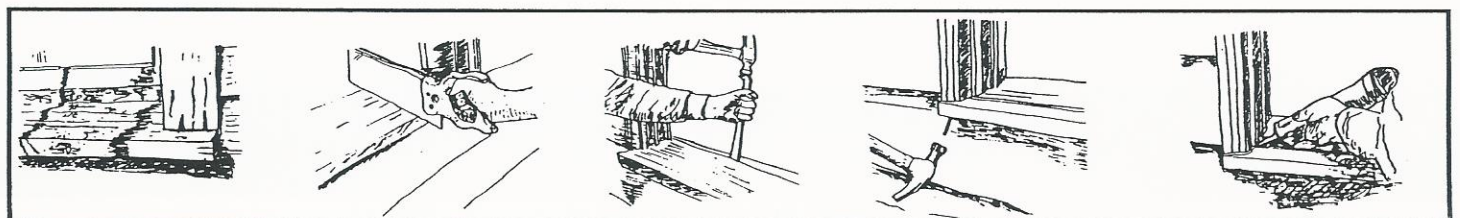
While replacement materials should match the original closely, materials more-or-less hidden from view, such as wall sheathing, floor decking, or roof sheathing may be of a less historic character. Pressure-treated plywood is often an excellent substitute for original wood plank sheathing. Similarly 2 by 4 and 2 by 6 inch pine, rather than traditional 4 by 4 members, may be used in roof-structures hidden from view, though more traditional treatments are always the most recommended.

Epoxy Repairs

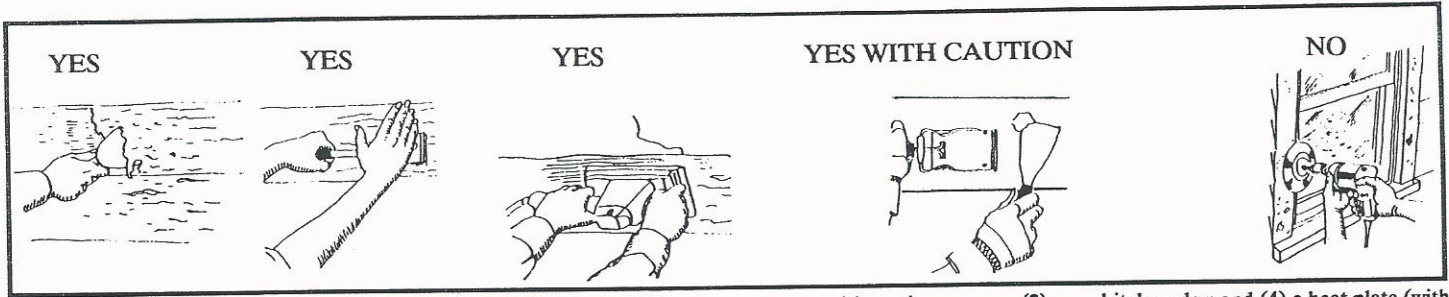
Before replacing wood materials entirely, the owner should consider other less dramatic repairs. Often a wood structural member can be spliced (a small piece inserted to replace damaged piece) or infilled with epoxy fillers. Epoxy fillers and impregnation (using drills to penetrate the wood) can be used to stabilize and reinforce damaged pieces. This procedure should be considered especially for elements such as window sills or exposed interior structural members, where the original shape or decorative treatment is itself significant.



Epoxy repairs - consisting of hardeners and fillers - can often be used to repair limited damage, such as hard to remove window sills or decorative details.



Rotted sills can be replaced in part or totally. Be certain to replace with treated materials. Caulk well and paint.



For paint preparation use (1) a putty knife (sometimes combined with chemical strippers); (2) a paint scraper; (3) an orbital sander; and (4) a heat plate (with caution). Do not use disk or belt sanders, both of which can mar wood surfaces.

Painting

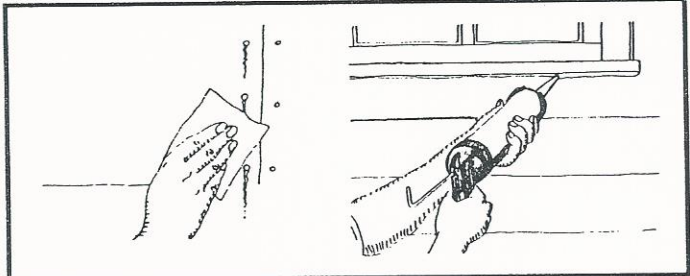
Wood surfaces should nearly always be painted as a protective measure. Paint repels moisture and helps keep the wood sound. It also inhibits warping or twisting. Always, a good quality primer should be used and, whenever possible, a good quality alkyd (oil-based) or acrylic latex paint applied. Light colored stains can also be used, particularly on shingled walls. (See the separate guideline on paints and materials).

For further information contact:

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 V.I. State Historic Preservation Office
 Dronningens Gade 71 & 72A
 St. Thomas, Virgin Islands 00802
 (340)776-8605 Tel
 (340)776-7236 Fax

or

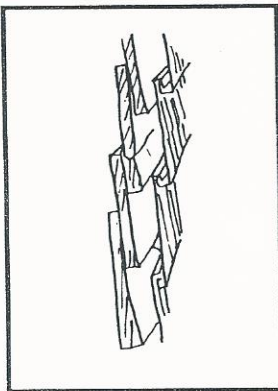
Department of Planning and Natural Resources
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Use the opportunity to set and putty nail holes and caulk. Use a high grade marine type caulk (toluene or butyl) for the best results.

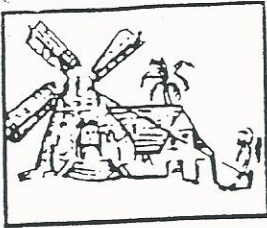
Artificial Materials

Vinyl or aluminum siding should never be used. These materials can be damaging to the wood understructure (encouraging rot) and do not hold up well over time. Also, metal and vinyl siding usually hides important details and alters the building's character.



Artificial siding over wood siding can mask more dangerous problems and trap additional moisture. Vinyl and aluminum siding are not permitted on historic structures in Virgin Island historic districts.

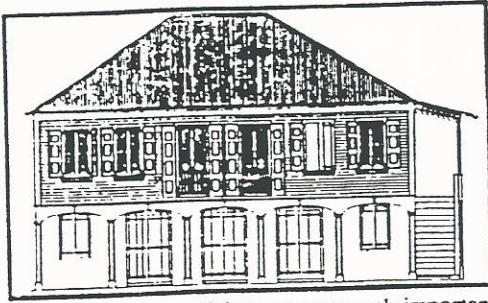
Prepared by William Chapman
 Layout by Jeanne Strong



PRESERVATION GUIDELINE 7

Division for Archaeology and Historic Preservation
Virgin Islands Department of Planning and Natural Resources

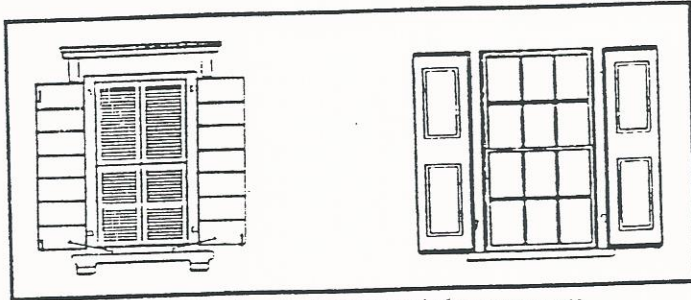
WINDOWS AND DOORS



Original windows and doors are extremely important to the historic character of older buildings. Every effort must be made to preserve both openings and the types of doors and windows in each opening.

Windows and doors are extremely important to the appearance of older buildings. Traditional windows and doors in the Virgin Islands consisted of double-plank or solid-panelled exterior storm shutters and louvered blinds called "jalousies" on the inside. Some buildings had glass windows from an early period and some had true-panelled shutters and doors, although both are exceptions.

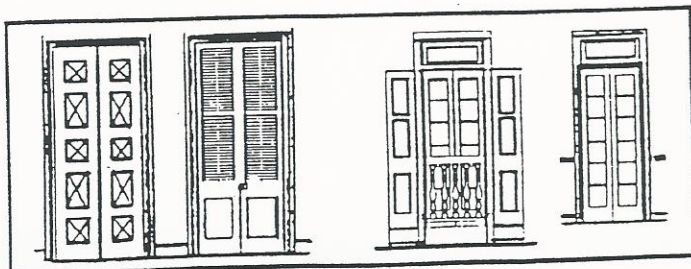
Some buildings had glass windows from an early period and some had true-panelled shutters and doors, although both are exceptions.



Jalousies and glazed sash are both historic window treatments.

Preservation

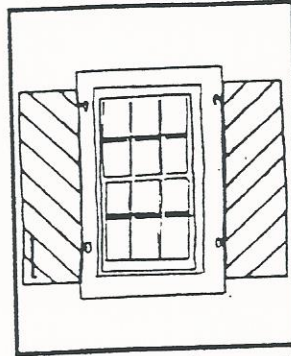
When undertaking window or door repairs, consideration should be given to retaining both external shutters and original jalousies. Both can often be repaired, many times requiring simply replacement of a few louvers or splicing in a piece where wood is damaged. If jalousies or shutters are badly damaged, they should be reproduced when possible. Both can be made by local carpenters and mill shops. Cheap, non-operable jalousies are not recommended. Their life-span is short, and they are usually not worth the expense.



Historic doors, both at second story levels.

Selecting New Shutter and Door Patterns

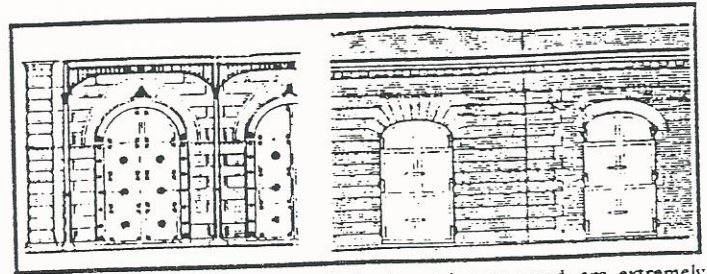
If the existing doors and shutters cannot be repaired or the building lacks any shutters or doors, new replacements will be necessary. Care must be taken, however, to select the correct pattern for shutter or door replacement. Most shutters and doors originally were solid (or "false")



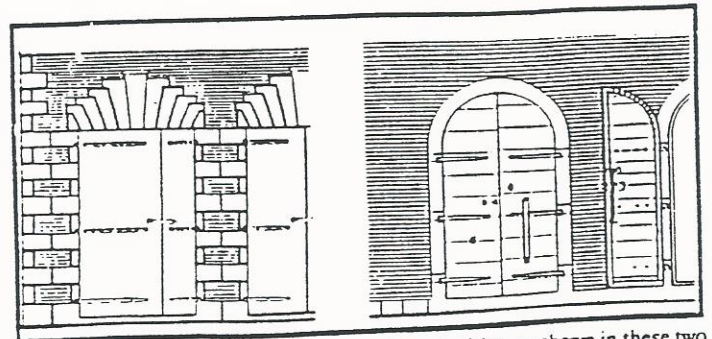
Avoid modern chevron-patterned shutters. While there is some historic precedent for shutters of this kind, combined horizontal and vertical plank shutters were more common. "V-grooved" boards were not used historically.

panelled, at least for upper stores, and of double-plank construction for groundfloors. (This is not always the case, however, as both double-planked and solid-panelled shutters are sometimes placed in just the opposite way or are uniform throughout a building). Modern chevron-patterned shutters and doors, particularly those using tongue-and-groove "V-grooved", pine are definitely

not recommended. These are modern renditions of traditional doors and shutters and are generally not in keeping with the historic character of buildings in the Virgin Islands.



Metal doors, both cast-iron and sheet metal over wood, are extremely important features of many commercial buildings.



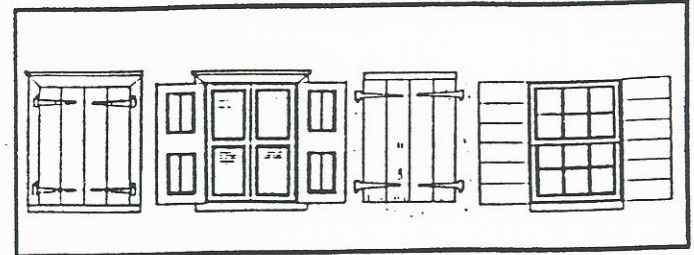
Retain existing wood and metal doors. Irregularities, as shown in these two examples, are often important to their character.

Metal doors, usually sheet metal over wood, were especially common in commercial areas of St. Thomas. Again, if repair is not possible, new metal doors following traditional patterns are recommended. Modern varnished mahogany doors, which have become increasingly popular, are not considered appropriate in the Virgin Islands historic districts -- especially on historic structures.

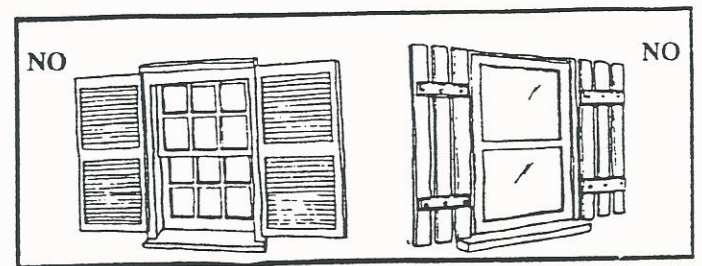
Replacement Windows

As with doors, owners are encouraged to preserve and repair existing window treatments whenever possible. If the building has no jalousies or other historic windows, compatible treatments may be considered. Custom-made wood jalousies can be fitted with interior screens or glazing; screened or glazed "boxes" over jalousie louvers are ideal. In the case of historically glazed windows, interior storms can be installed to improve efficiency.

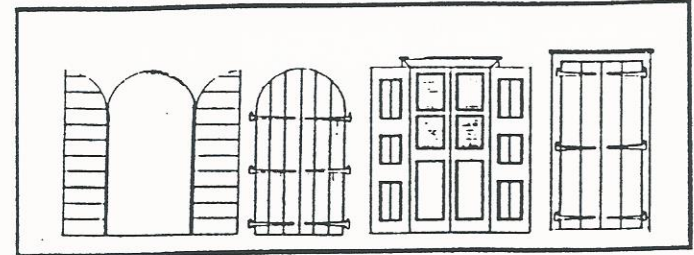
Modern glass jalousies, or metal jalousies should never be used on historic buildings. These take away significantly from



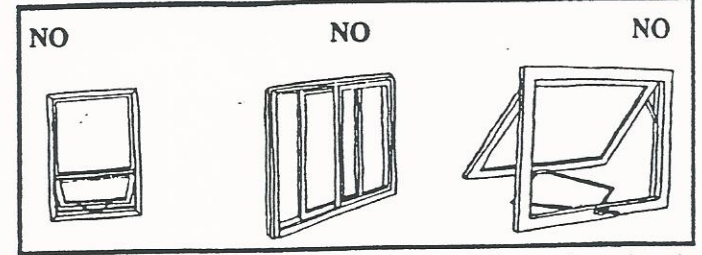
Recommended replacement windows and storm shutters. Either false-panelled or plank shutters are acceptable. Always attempt first to repair the originals.



Inappropriate muntins, obviously inoperable shutters, all detract from the character of windows such as these.

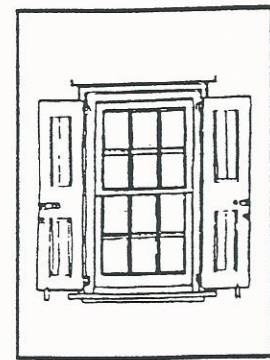


Standard door types for replacement.

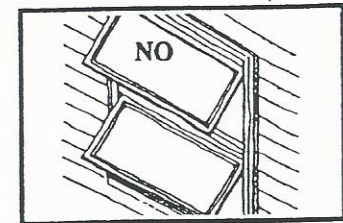


Avoid modern windows such as these. They should never be used on the fronts or visible sides of historic buildings.

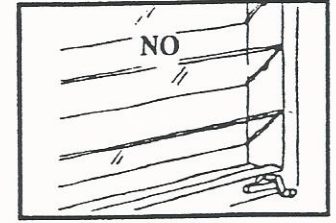
If security or air-conditioning are a concern, glass windows may in most instances be substituted. Traditional glass windows are of two types: double-hung, multi-paned sash; or inward-swinging glass casements. Both are readily available from manufacturers or can be special ordered (or manufactured locally) for custom sizes. In some cases, especially when thermo-pane windows are desired, enamelled-metal windows or vinyl-clad windows, with appropriate muntin patterns (window divisions) can be substituted. Muntins (dividers) must have proper depth, however, and must resemble those on traditional wooden windows. Cheaper "snap-in" or "sandwiched" muntins are not acceptable.



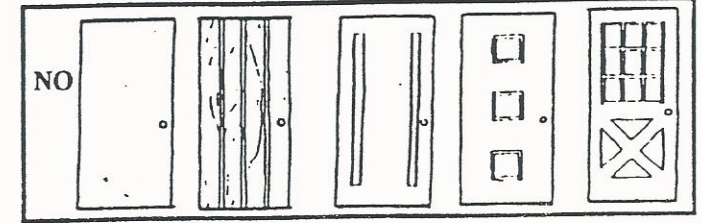
Pay attention to details such as the depth (reveal) of the muntions (dividers). When introducing glass windows be certain that they are in keeping with historic examples.



Awning type windows can be used on rear elevations when changes are required and on new additions to historic buildings - again, on less prominent elevations.



Glass or metal jalousies (Miami louvers), should never be installed in historic buildings.



None of these doors is appropriate for historic buildings.

the historic appearance of a building. Their use can, however be considered for new construction (discussed in a separate guideline).

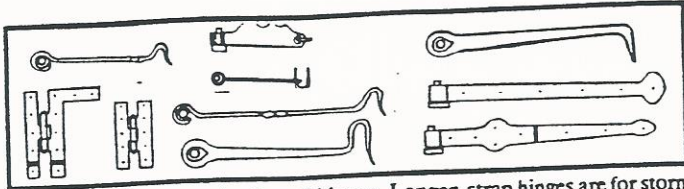
Single-paned, glass windows either for commercial fronts or for residential uses are discouraged.

Painting

Doors, shutters, jalousies, and wood and metal windows should be painted to protect the original materials. Typical colors (as described in a separate brief) are white, gray, reddish-brown, and green for exterior shutters; green and sometimes white for jalousies. Hardware can be painted black or, more typically painted the same color as the door or shutter.

Hardware

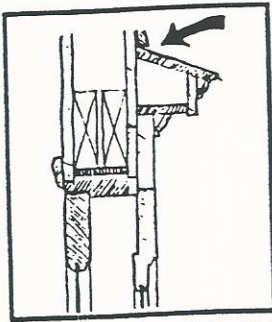
Existing hardware should in all cases be reused whenever possible. If new hardware is required, it should be of high quality, although it can be simple. Wrought-iron strap hinges and pintles, both available from local suppliers, should be used both for shutters and doors. Modern butt hinges, whether square or triangular, are not appropriate replacements, nor are especially ornate brass or other hardware.



Traditional hardware, hooks and hinges. Longer, strap hinges are for storm shutters and doors; "H" and "L" hinges are commonly used on interior jalousies.

Storefronts/Display Windows

Few Virgin Islands buildings have traditional, European or North American type storefronts. Most modern businesses are located in older stores and warehouses, most of which lacked display windows or typical storefront entrances.



Be sure to install flashing over window heads (lintels) when making repairs.

In all cases, every effort must be made to retain existing warehouse type entrances. The introduction of display windows -even in the place of former entrances - is highly discouraged.

In instances where older (usually early 20th-century) storefronts do exist, they should be retained with the fewest changes possible. This would mean retaining plate glass windows, recessed entries, and other details. Reintroduction of multi-paned glass or the "recreation" of undocumented historic entrances is not encouraged, except in special circumstances.

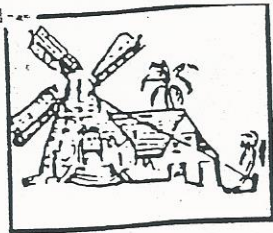
For further information contact:
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 (340)719-8343Fax

Prepared by William Chapman
 Layout by Jeanne Strong

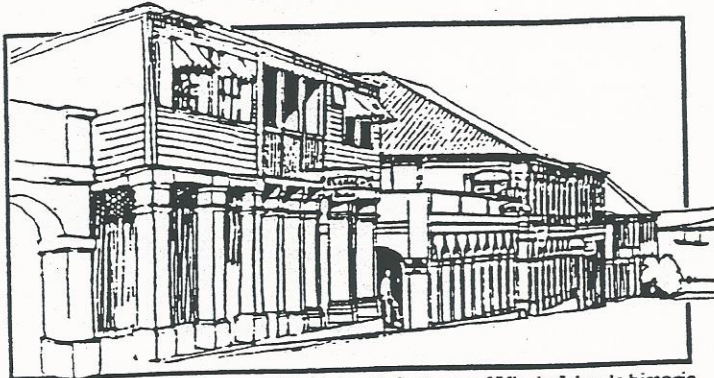


Keep historic, early 20th-century storefronts.

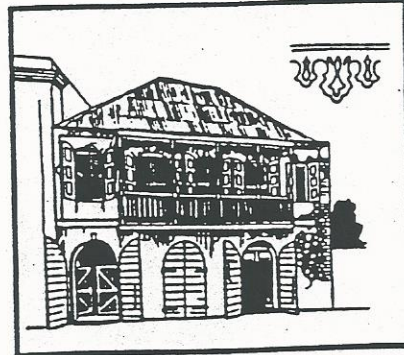


PORCHES, BALCONIES, AND ARCADES

Porches, balconies, and arcades are original to many buildings in the Virgin Islands and elsewhere in the Caribbean. Their origins probably go back to the intermeshing of Spanish and northern European culture in the Caribbean, with possible influence as well from the West African coast.



Porches, balconies, and arcades are basic features of Virgin Islands historic districts. Existing examples should be preserved whenever possible.

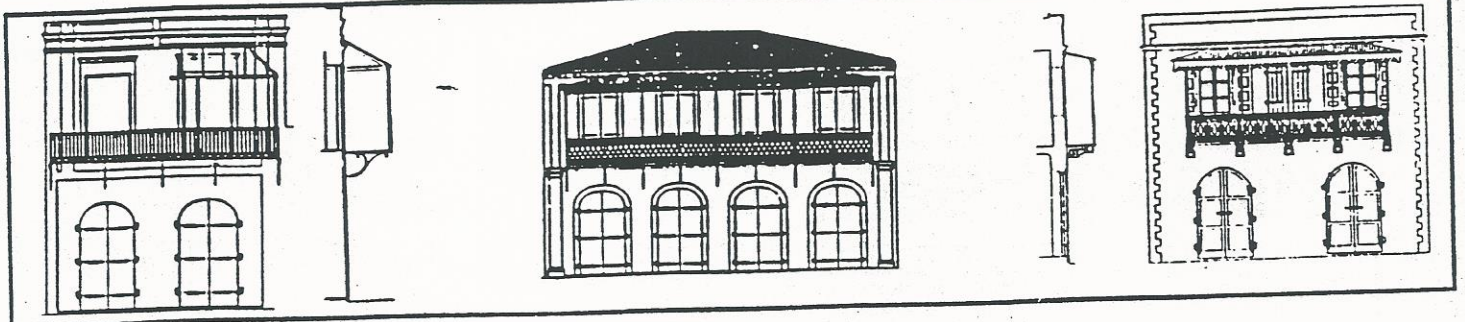


A wood balcony on metal brackets. Kronprindsensgade 68, drawing Pamela Gosner, *Historic Architecture of the Virgin Islands*. Note bargeboard (valence) detail. While a distinctive feature of Virgin Islands buildings, balconies should rarely be added to existing historic buildings unless their prior presence can be documented.

repairs, the repair or preservation of architectural metals, and also separate guidelines on masonry repairs.

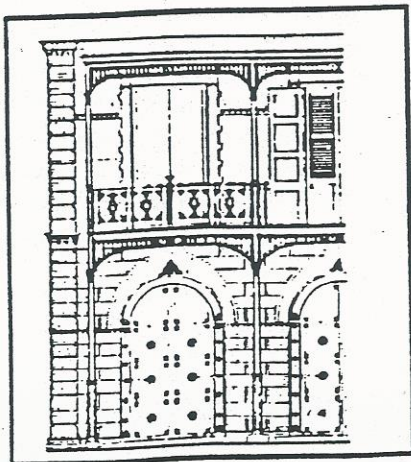
The addition of new porches, balconies or arcades to old buildings is generally discouraged. In some instances, however, new porches may be added and, similarly, balconies may be added where there were none before. Rarely, a masonry arcade may be required where past

evidence of a similar arcade is available. The main concerns are whether such an addition will alter the overall character of the building or not and the overall "authenticity" of the change.



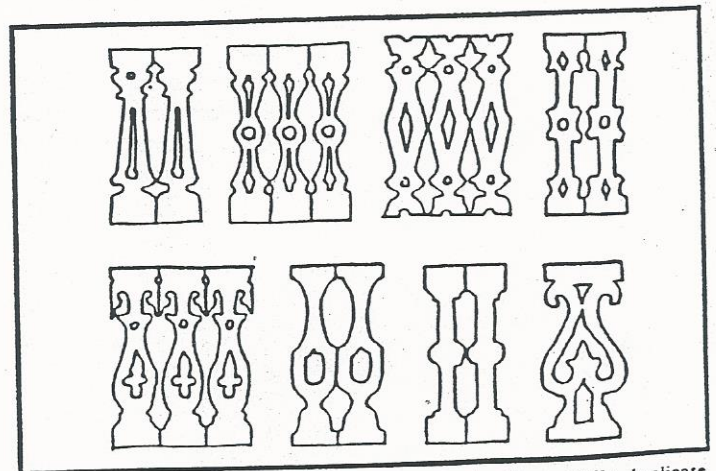
Some outstanding wrought and cast iron balconies.

Repairs to Existing Porches, Balconies, and Arcades



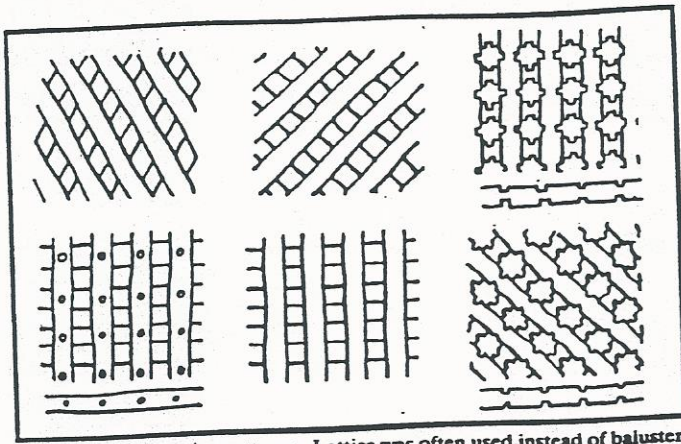
A metal double arcade (two-story), on the former St. Thomas Bank, Charlotte Amalie.

For porch, balcony, or arcade repairs, owners should follow the same procedures as those for wood, metal, and masonry repairs in general: original materials should be saved whenever possible; replacement materials should come as close to the original as possible. Reference should be made to guidelines on wood

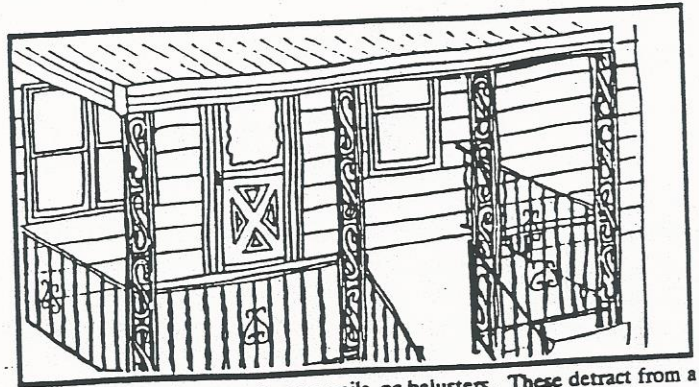


Some common sawn-work balusters. Care should carefully duplicate original patterns when repairing or replacing wood balconies.

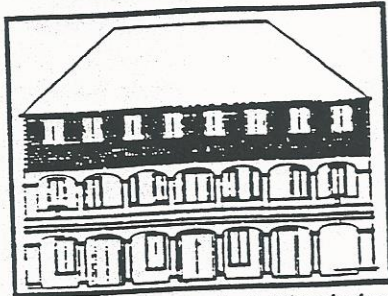
strikingly "contemporary" designs are also acceptable, provided they follow basic rules of sympathetic materials, scale, and overall quality.



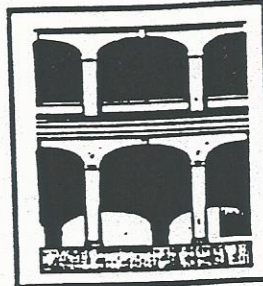
Some common lattice patterns. Lattice was often used instead of balusters for both balconies and verandas.



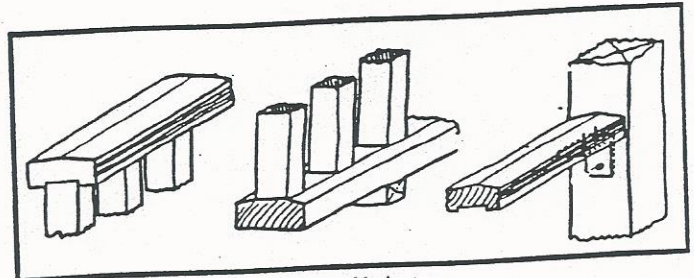
Do not use modern metal posts, rails, or balusters. These detract from a building's historic character.



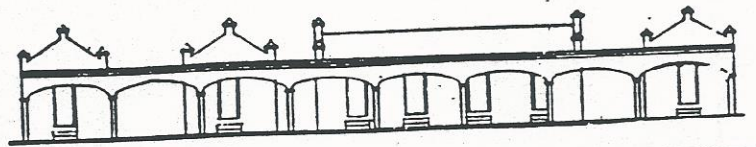
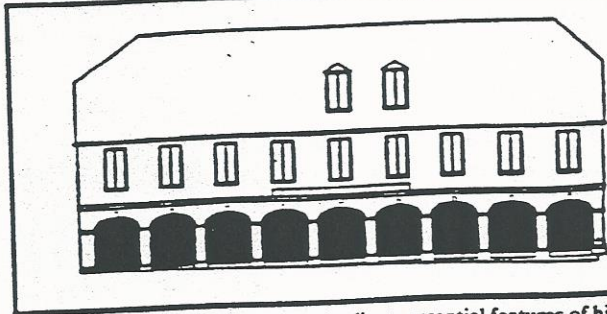
Arcades are important to the historic character of Christiansted and Frederiksted. Every effort should be made to retain existing examples, and replace damaged arcades with new arcades to match.



Plaster and other details of historic arcades must be carefully duplicated.



Typical detailing for a simple rail and baluster.

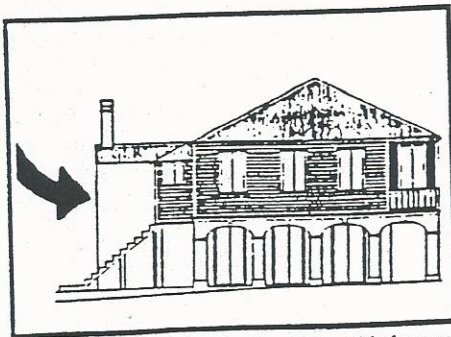


More recent arcades often fail to duplicate essential features of historic examples. The modern arcade in the right hand picture - built of reinforced concrete - allows too great a span for arches, which in turn rest on columns too small (visually) to support them.

Placement

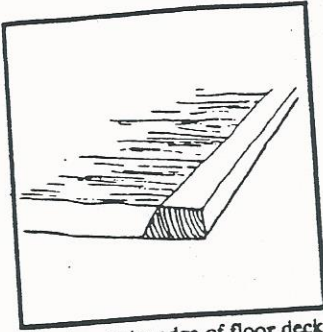
Placement of new porches, balconies, and arcades is obviously an important factor, especially if the concern with character change for the original building is taken into account. Ideally,

new porches and balconies (as opposed to the replacement of existing examples) should be added to the rear of buildings, where they are less in the public view. Their design should be simple and, generally, should follow historic precedent. More

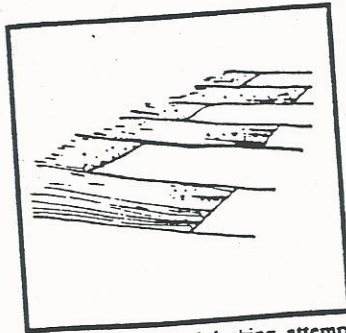


New porches or balconies should be added to rear elevations only - unless there is historic precedent that can be documented.

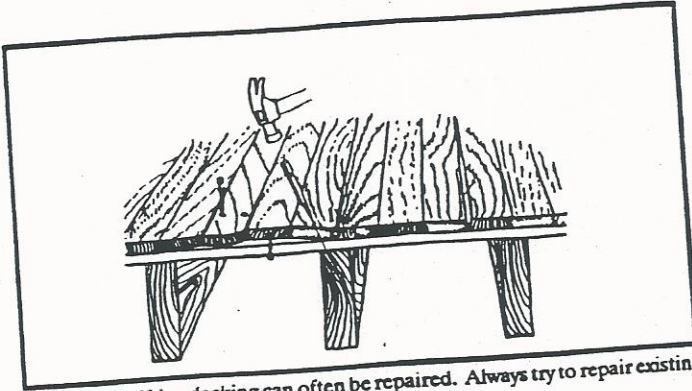
For new porches and balconies on street facades, even more care must be taken. Generally, new porches or balconies on facades of historic buildings should only be added when there is some evidence of their presence historically on that building. When uncertain of the original design, historic reproductions based on comparable examples are recommended. Care must be taken to duplicate the placement, size, and known details of historic porches, balconies, or arcades whenever adding these as a replacement of previously existing features. Modern materials, such as reinforced concrete or concrete block must not be used, nor should modern decorative ironwork be employed for either posts or balusters.



Nosing at the edge of floor decking can help cut down on water penetration.



If repairing rotted decking, attempt to splice in replacement boards.

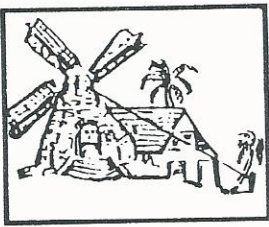


Warped or lifting decking can often be repaired. Always try to repair existing materials rather than replacing wholesale.

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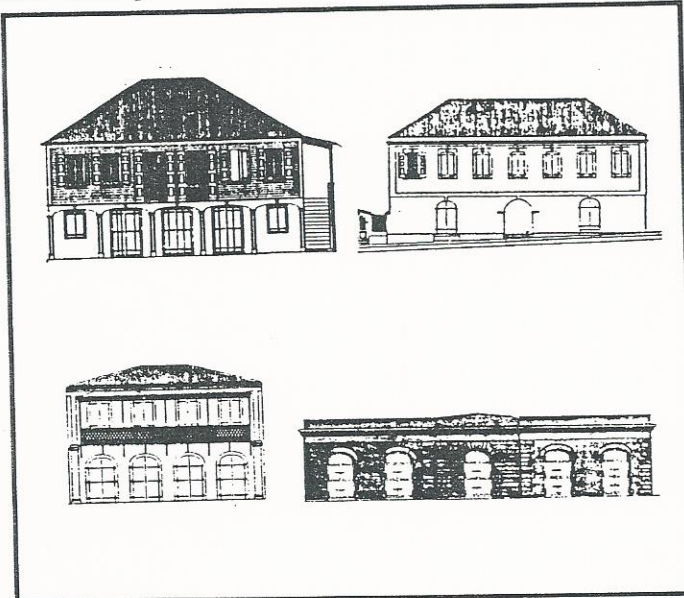
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Prepared by William Chapman
Layout by Jeanne Strong



ROOF REPLACEMENT AND REPAIRS

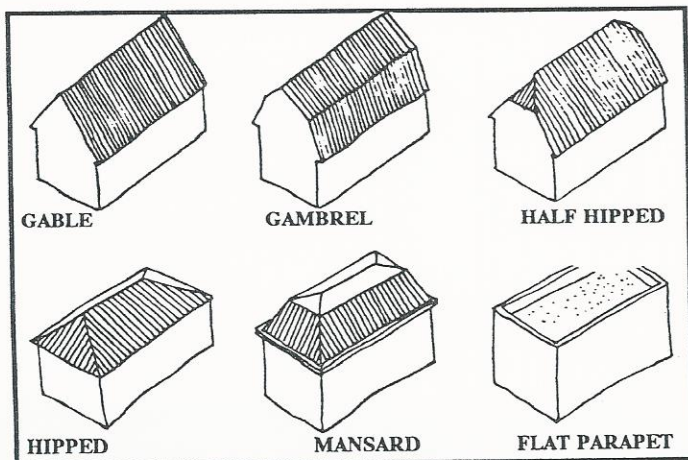
There are two major concerns when undertaking roof replacements or repairs: form and materials. Both of these should be taken into account when considering changes to existing historic buildings.



Roof form is important to historic buildings. Every effort must be made to retain the shape and materials of historic roofs.

Roof Form

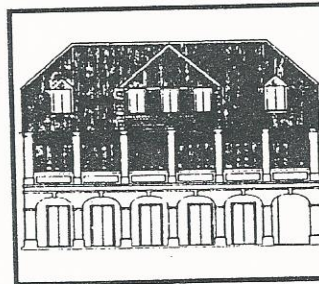
Most roofs in the Virgin Islands are "hipped", that is, a roof of four intersecting planes. Occasionally these rise to a single point, but more often are topped by a ridge line running parallel (though sometimes perpendicular) to the street. A few roofs are gable-ended. A few combine these elements with "half-hipped" forms. Others, such as Mansard roofs (eight-planed), are truly exceptions.



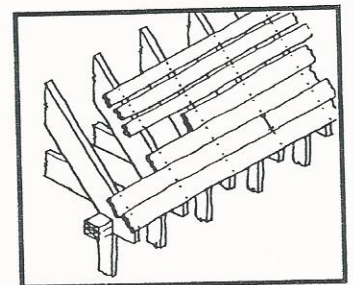
The range of roof types.

Historic Roofing Materials

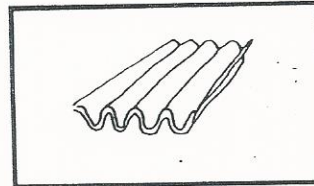
Roof framing in the Virgin Islands was traditionally timber -- usually lacking ridge-poles. The frame is covered by a sheathing of planks, or separated purlins, then covered by tile or wood shingles. Occasional older buildings still have wood or tile roofs, though most have subsequently been covered over by metal roofing.



A half-hipped or "clipped" roof. This roof form is typical of larger, mostly 18th-century buildings in the Virgin Islands.



Sheathing for roofs: purlins or butted. Modern plywood makes an effective replacement. Ideally, 3/4 inch or 1 inch thick plywood improves roof performance during storms. Also use appropriate fasteners.



Corrugated sheet metal - Now the typical roofing material. Use of a low gauge (heavier) material combined with proper fasteners - usually screws into both purlins and decking - vastly improves metal roof performance during hurricanes.

Most roofs now are covered with galvanized sheet metal. These come either in plates (extremely rare and old) or in corrugated sheets. They are generally painted red or silver, although some roofs are white and a few are green. Red is a recommended historic color, though other roof colors are acceptable.

Replacement Roofs

Every effort should be made to retain existing roofs when undertaking repairs. If, however, the existing roof is severely

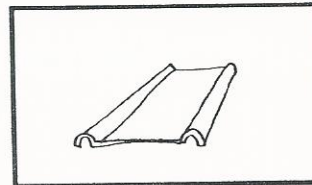
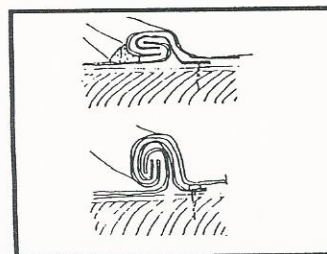
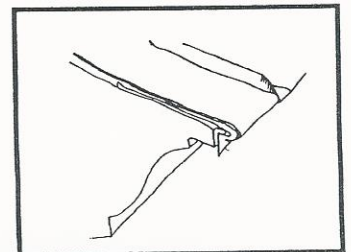


Plate metal roofs -- common on some historic buildings.

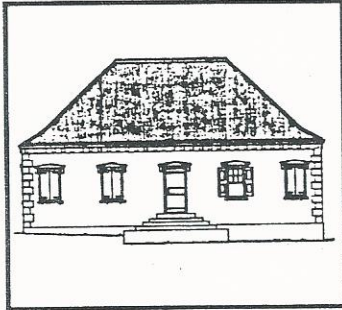


Two seam types for sheet metal roofs. Both work effectively for better quality metal roofs.



A proper drip edge for standing-seam metal roofs can improve performance.

deteriorated -- or in some cases absent -- new roofs following the existing or in some cases traditional examples are acceptable. The main concern in replacing or repairing roofs is the need to reproduce the shape and pitch of the original or historic roof. Measurements must be taken before removing a deteriorated, older roof; and the new roof should be designed to match exactly. If information is not available for a specific building -- either in the form of historic photographs or physical evidence -- then another roof form appropriate to the historic period of the building may be selected.



Note the change of angle at the lower edge of this roof. Details such as this should be preserved or recreated when roofs must be replaced.

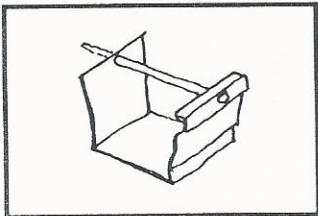
Traditional roofs were (and are) high-pitched with angles generally at 35 degrees. Nearly always, rafters were tied directly into the masonry wall, or in the case of wood buildings, attached directly to the top plate. Overhanging eaves were altogether absent, both for maintenance and to reduce wind resistance in the event of hurricanes. Unless evidence exists to the contrary, no

overhang should be incorporated into new roof designs.

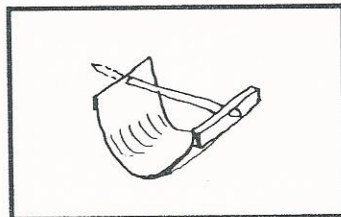
Gutters and Downspouts

Another concern is the design and placement of gutters. Traditional gutters are semi-circular (half-round) in profile not ogee patterned as are many modern gutters. An effort should be made to obtain the proper gutters, as they have an important impact on the appearance of a building.

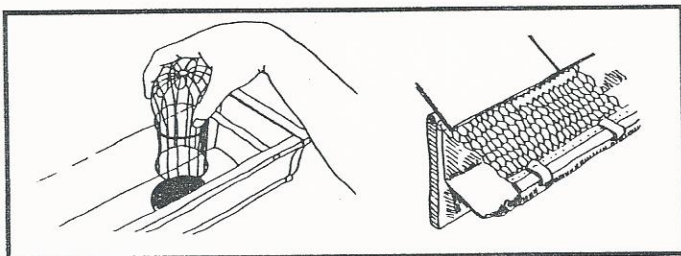
Some Virgin Islands buildings have bracketed, attached overhangs, known elsewhere as pent roofs or awning roofs. If an owner wishes to duplicate this feature, it should be based on prior documentation.



Ogee patterned gutters -- less traditional.



Half-round gutters - more traditional.



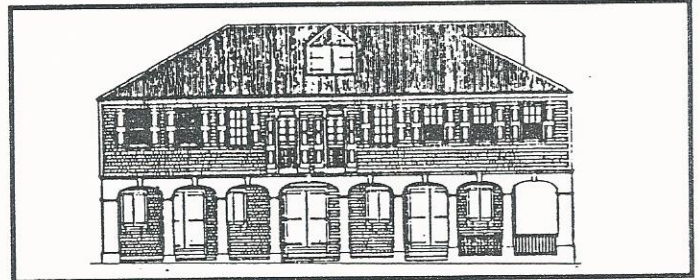
Screens or basket fitters can help prevent clogging of downspouts or gutters.



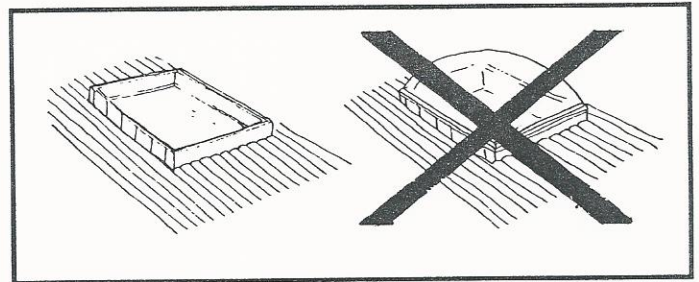
There is no substitute for regular gutter maintenance.

Roofing Materials

Roofs should be covered with a high-grade, low-gauge (the lower the gauge the stronger the material) galvanized, corrugated sheet metal and repainted regularly. Standing seam roofs -- either custom built or manufactured roofing -- are also acceptable.



Dormers - a special problem. Generally, dormers should not be added to buildings which never had them. Also, existing dormers should be retained. To some extent, however new dormers can be added to historic buildings. Sometimes, roof framing holds clues to earlier dormers. Otherwise, the overall effect of new dormers should be taken into account: will the new dormers significantly alter the appearance of a building; is it possible to locate dormers on less visible sides of a building? Owners should ask these and other questions when considering new dormers.



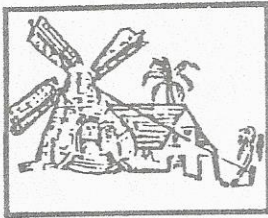
Skylights are generally discouraged in the historic districts, unless they can be hidden from public view. Avoid "bubble-top" (convex) skylights in favor of relatively flat-profile lights. Skylights are not permitted on visible roof surfaces.

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Layout by Jeanne Strong



PRESERVATION GUIDELINE 10

Division for Archaeology and Historic Preservation
Virgin Islands Department of Planning and Natural Resources

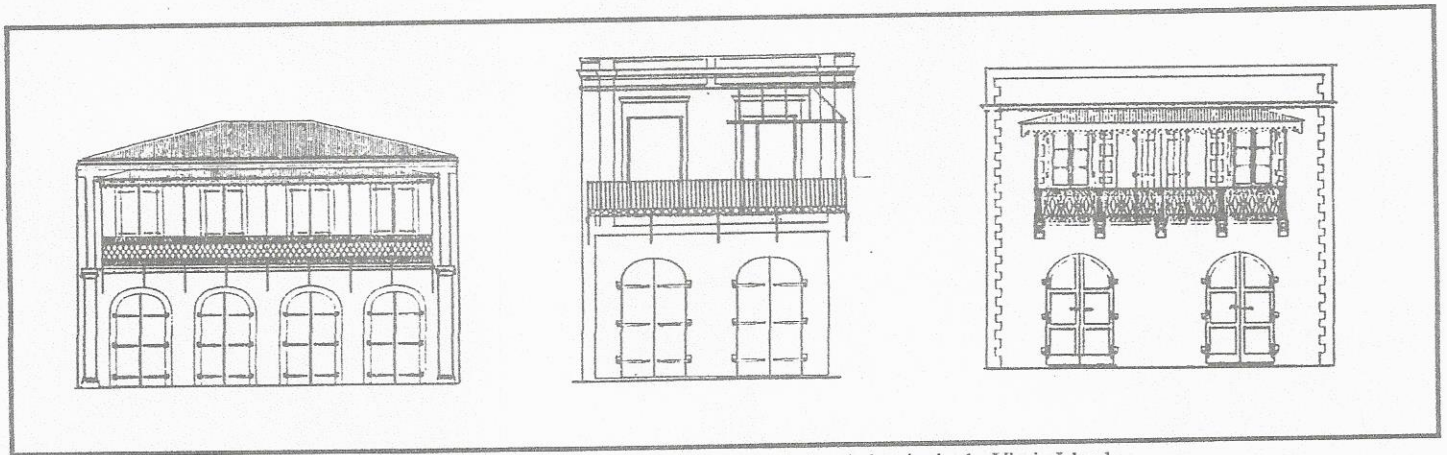
REPAIR AND REPLACEMENT OF ARCHITECTURAL METALS

There is surprisingly little use of architectural metals in older Virgin Islands buildings. The main reason, simply, has always been the high cost. There are, nonetheless, a number of exceptions, and several fine examples of architectural metalwork do exist. Also, most buildings incorporate metal into other features such as shutter hinges, brackets, and door hardware. Therefore, the proper preservation -- and, in some cases, the selection -- of architectural metals are important issues.

should then be painted with a good-quality metal primer before repainting. Never paint over existing rust spots.

Repairs to Architectural Metals:

Repairs to metal work should be undertaken before replacement. Both cast (rare in the Virgin Islands) and wrought iron can be patched and repaired in place, and this practice should generally be followed.



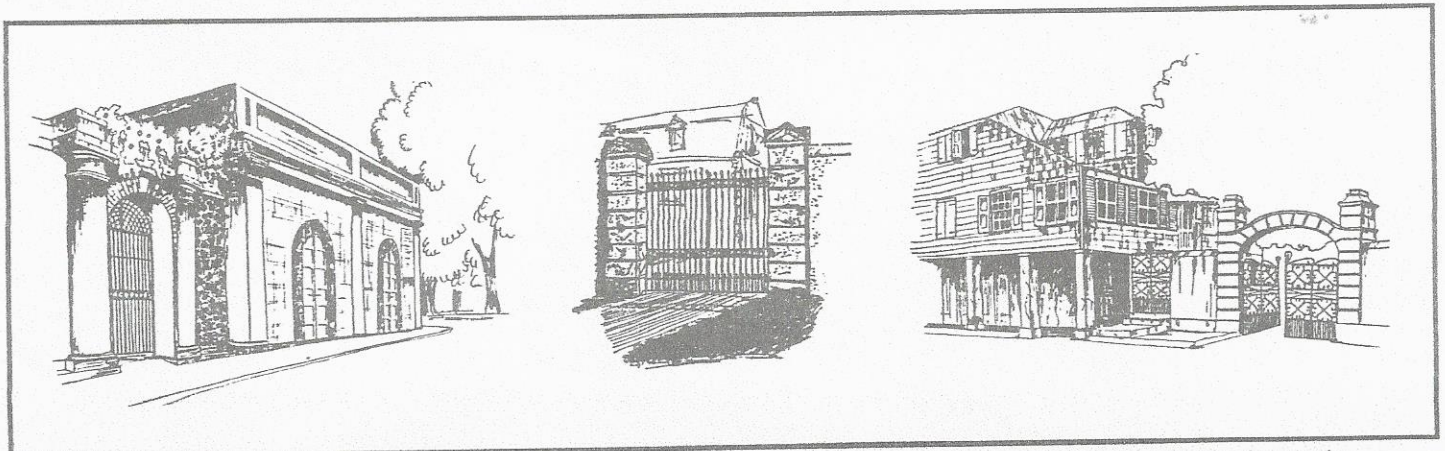
While relatively rare, there are a number of exceptionally high quality cast and wrought iron balconies in the Virgin Islands.

Maintenance:

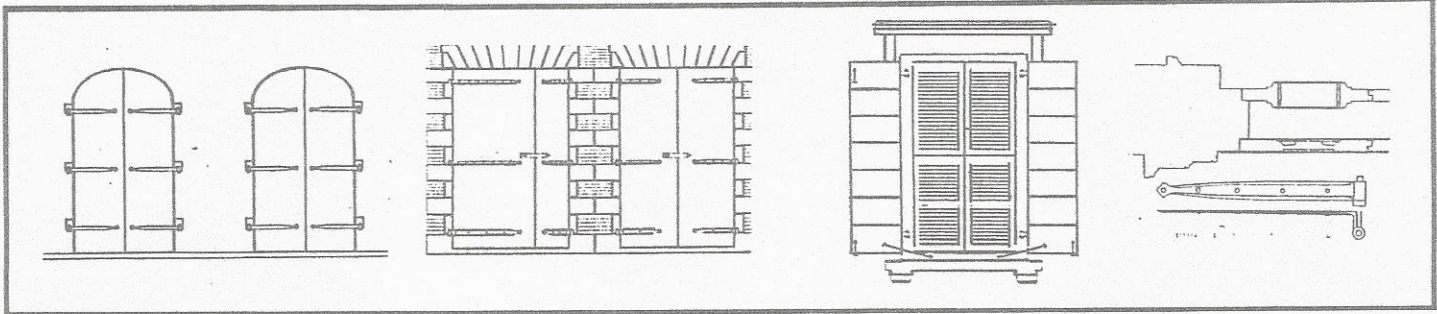
Architectural metals are extremely subject to deterioration, especially when unprotected by paint. The key to good preservation is constant maintenance -- especially in a marine environment such as the Virgin Islands. Metals should be cleaned periodically, wire-brushed or scoured (and in some cases sandblasted) to remove all traces of rust. The metal work

Replacement Metalwork:

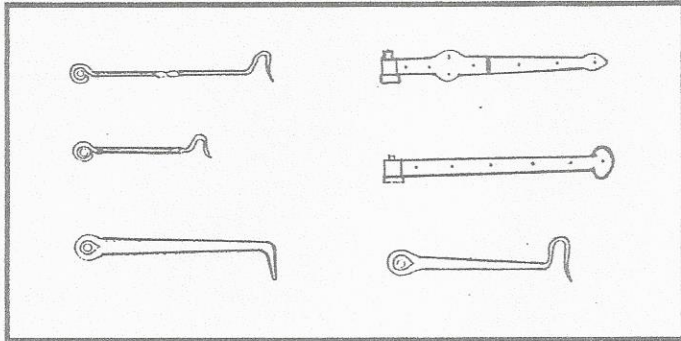
Replacement hinges, pintles, and hooks and eyes for shutters and doors should be duplicated accurately whenever possible. If the cost is too high, simple wrought iron strap hinges may be substituted. These should be painted to blend in with the



Gateways are another common place where historic metal work is found. Efforts should be made to preserve original or otherwise historic examples.

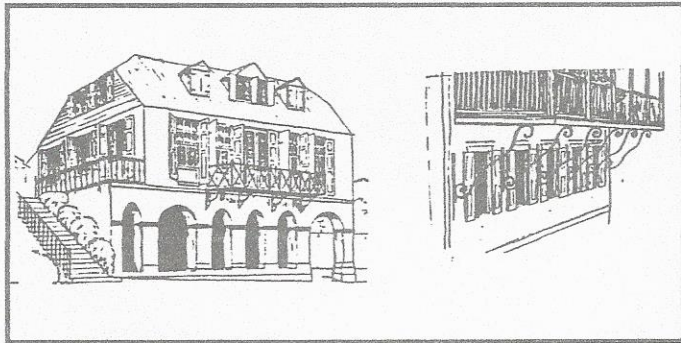


Original hardware is important to the "historic value" of older buildings. Always, existing hinges, hooks and other hardware should be reused or, where pieces are missing, duplicated during repair or rehabilitation work.



Examples of historic hinge and hook types.

shutter or surrounding masonry. Good quality metal primers are also recommended for hardware.



There are numerous examples of wrought iron brackets throughout the Virgin Islands. Existing examples should be retained. Replacement pieces should match originals.

Metal Brackets:

Metal brackets for balconies or signs, following traditional shapes, can be easily obtained or made-up by local metal workers. Care should be taken to duplicate other old examples in the islands, if none can be found on the building.

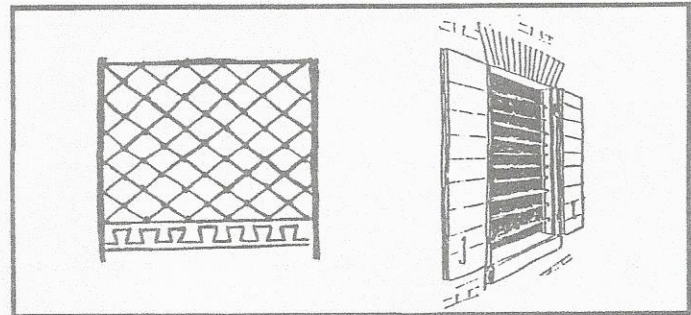
Security Grills:

One of the main uses for architectural metals is for protective grillwork. Traditionally, there was little use of metal grills for security in the Virgin Islands. Window shutters were simply barred from the inside at night to ensure safety; during the day, at least on commercial buildings, simple horizontal bars were used. These were sometimes of metal, but more often, of wood.

When a window opening needs to be protected, the simplest solution is usually the best one. Wrought iron bars, ideally square in section and set into the frames horizontally, are a good

traditional solution to security needs. For maximum protection, the bars should be set directly into the masonry.

Ornate, decorative grillwork is completely out of character with traditional buildings in the Virgin Islands and should be avoided. Most of this iron-work is not particularly strong and is less effective than simple iron bars. Another solution, however, if a more decorative treatment is sought, is simple, plain-designed grillwork of a generally contemporary character. There are several contractors and craftspeople capable of this kind of work, and their design can often add greatly to the quality of a rehabilitation job.



Security grills should be kept as simple as possible. The use of historic metal grill - such as that shown on the left - is one possible solution. Horizontal metal - or even wood - bars, shown on the right, is another.

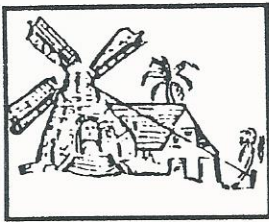
For further information contact:

Department of Planning and Natural Resources
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Department of Planning and Natural Resources
 V.I. State Historic Preservation Office
 Fort Frederik Museum
 198 Strand Street
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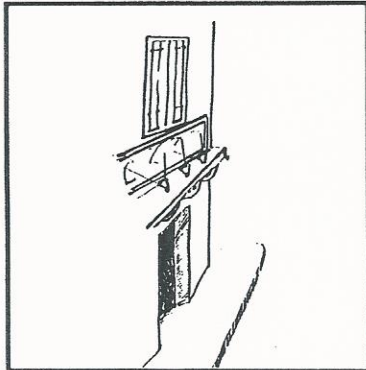
Produced by William Chapman
 Layout by Jeanne Strong



LIGHTING AND OTHER MECHANICAL SYSTEMS

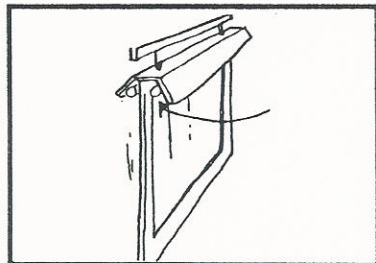
LIGHTING

Historically, there has been little public lighting in the Virgin Islands. Houses were typically lit internally, and the few street-



Lighting for business signs should be as simple as possible. Upcast lights for flush signs.

lights were maintained by the municipality, or more recently, by the Public Works Department. Business signs were traditionally often unlighted; and those signs that were lighted are lighted with one or two low-wattage bulbs. Internally illuminated signs-- neon signs or flashing signs -- have never been allowed under Virgin Islands Law.

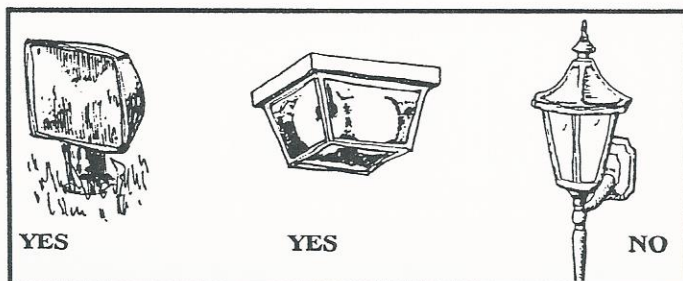


Shielded bulbs or florescent lights for hanging signs.

When adding new lighting to historic buildings, the best solution is the simplest one possible. Plain light fixtures, pointing upwards to avoid glare, should be used for hanging signs. Passageways can be lit with simple contemporary wall or post mounted lights (usually mounted low) or by wall sconces or canister lamps.

Indirect lighting, in the form of flood lights, is also a good solution for alleys and courtyards. Artificial looking historic coach lamps are definitely not recommended.

The main concern is that lighting should meet needs for safety and identification and little else.



Indirect, spotlighting or ground-level, downcast lamps can be used to light alleys or courtyard spaces. Neither are permanent additions to historic buildings, nor do they alter historic buildings or materials. Simple boxed fixtures can be used in arcades. Do not use artificial-looking "coach-lamps". They detract from the historic character of Virgin Island districts.

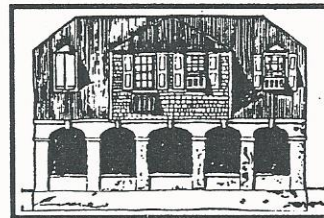
MECHANICAL SYSTEMS

General

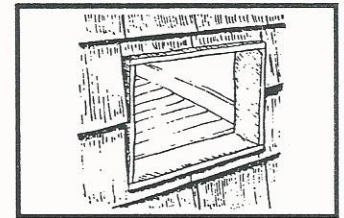
Traditional historic buildings had no modern mechanical systems. Fresh air was supplied through good design, making use of the breeze; light was provided by kerosene lamps, and plumbing facilities were in the backyard (probably the least acceptable of the three). Nowadays we expect more, but changes still need to be introduced in the least damaging way possible.

Air Conditioning

Before air conditioning is installed, natural cooling means should be explored. Traditional openings above partition walls



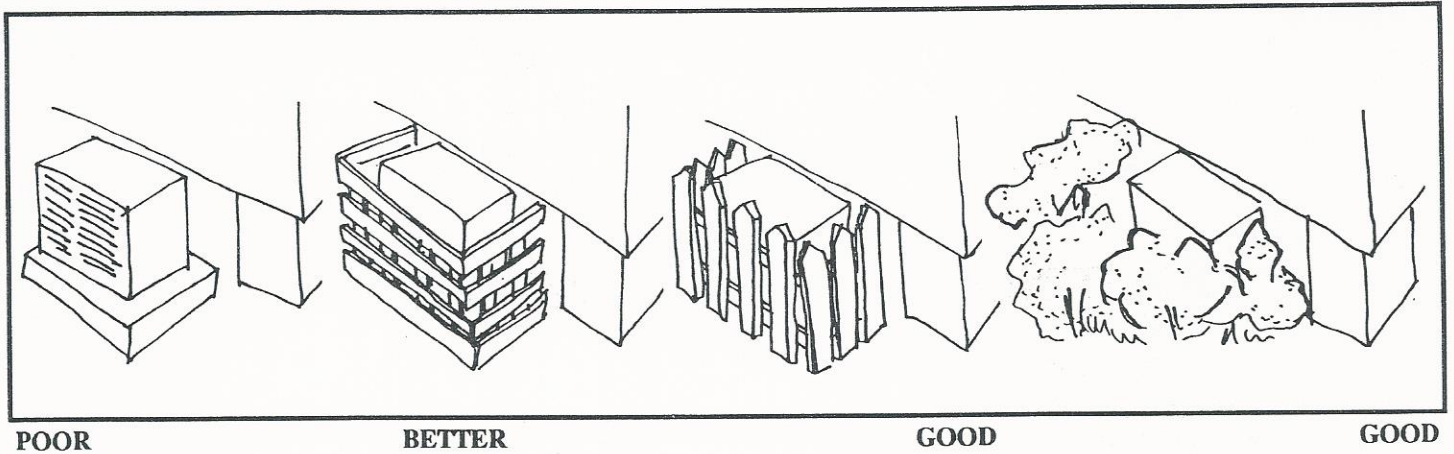
Avoid placing units on building fronts, where they can disfigure the building's appearance.



New openings can be provided for air conditioning units on rear elevations. Generally avoid such installations, however, on masonry buildings.

should be retained. High ceilings and open rafters should be kept exposed. Jalousies should be used; electric fans installed. If none of these measures meet cooling needs, then air conditioning may have to be installed. Since windows now will have to be glazed, one of the solutions described in the separate window guidelines should be used: ideally, specially fitted wood jalousies or double-hung sash windows or multi-paned casements. Glass louvers are definitely not recommended for historic buildings.

For individual air conditioning units, a number of factors should be considered. Units should be mounted on an unexposed side of the building, away from public view. They should be placed in an existing opening to avoid damage to original walls, or, if on rear or other less visible facades, may be specially installed in separate new openings. Through-the-wall units should be avoided in historic masonry buildings where damage to original materials would be necessary.



Consider screening condenser units for central air conditioning

For larger buildings, a central air conditioning system should be considered. The equipment for these should be located in the rear or hidden by other features. Traditional wood picket fences can be used to mask the condensing unit, or it can be hidden by shrubs. Specially designed louvered "hoods" may be considered for through-the-wall units on secondary facades.

Plumbing

New bathrooms, pipes, and fixtures should be added in the least obtrusive way possible. If the building is large enough, existing rooms should be used. Pipes should be installed in such a way as to cause minimal damage; vents should be carefully placed on less visible roof planes or on rear elevations

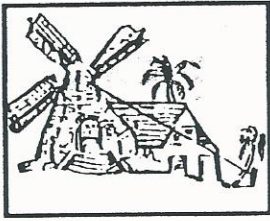
When adding a new bathroom -- a common occurrence on many smaller residences -- every effort should be made to make the addition blend in with the old building. If the building is wood, the bathroom should also be wood. If it is masonry, either wood or masonry is allowable. Ideally the new bathroom should be added to the rear of the building to cause as little impact as possible. *(See the separate guideline on new additions.)*

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 Layout by Jeanne Strong



PRESERVATION GUIDELINE 12

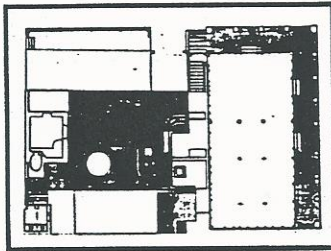
Division for Archaeology and Historic Preservation

Virgin Islands Department of Planning and Natural Resources

LANDSCAPE TREATMENTS AND SITE IMPROVEMENTS

Owners of properties are responsible for maintaining the walkway and yards around their houses and, in commercial areas, for maintaining the sidewalk in front of their buildings. Courtyards are also a concern, and frequently subject to change. All such changes are subject to review by the Virgin Islands Historic Preservation Commission.

The main rule in making site changes is that original features, such as paving materials, especially early paving stones or bricks, be carefully preserved. If resetting is required, original materials should be safely stored and then reused. New sidewalk, alley, or courtyard paving should follow traditional practices whenever possible. Other features, such as retaining walls and gates, fences, even historic plantings should also be kept wherever possible. New Features should be sympathetic in terms of scale, materials, and overall texture to the historic character of the site.



Keep the existing characteristics of interior courtyards and sidewalk areas. Retain paving patterns, changes in elevation, and special features, such as kitchens, outbuildings, or wells.



Historic paving, both in courtyards and on public sidewalk contributes to the overall quality and texture of historic districts. Every effort should be made to retain historic paving materials or to duplicate damaged or deteriorated materials.

New Lighting, Planters, and Paving

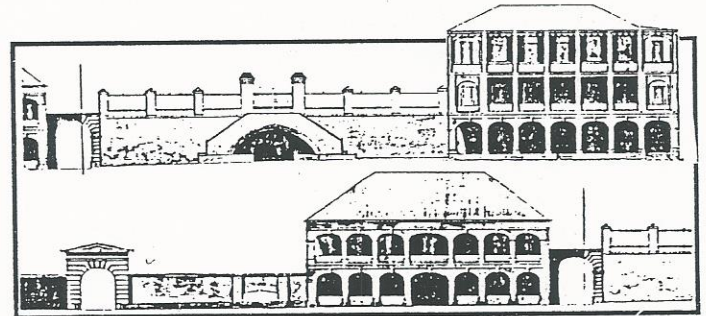
General:

Lighting, benches, planting and other additions to rear courtyards and side yards should be kept as simple as possible. Fake historic-looking, pole-mounted lamps should be avoided as should wall-mounted coach lamps. Free-standing, raised masonry planting beds are also discouraged, though larger planting beds, especially at the edges of alleys and courtyards, are often appropriate. Every effort should be made to retain the historic -- often utilitarian -- character of traditional interior courtyards.

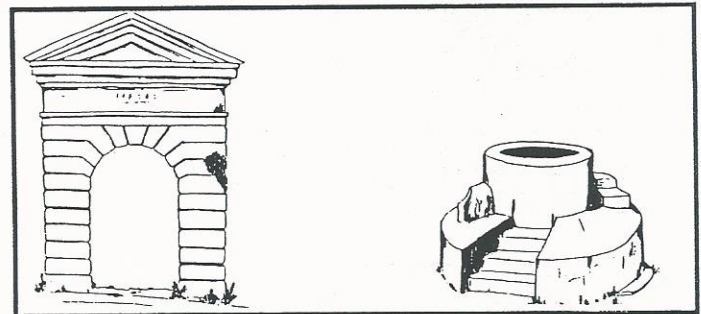
Use of concrete paving should be kept to a minimum. Gravel yards, bricks, or paving stones are recommended substitutes for harsher concrete. Moveable concrete or terra cotta planters are recommended for plant materials.

Historic Fences and Walls

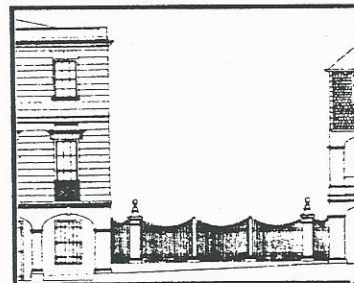
Fences -- either wood or masonry -- are typical features of historic Virgin Islands properties. Many town residences and businesses had fenced rear courtyards, which were also defined by outbuildings or secondary residences. Masonry fences, such as those of the old West Indian Company warehouse in Christiansted (now the U.S. Post Office) were constructed of brick or rubble masonry, or commonly, the two in combination. Usually, masonry fences (or walls) were stuccoed and extended from five to eight feet above grade. Many included gates, some of which are fairly elaborate, to provide separate access.



The character and qualities of existing masonry walls should be maintained.



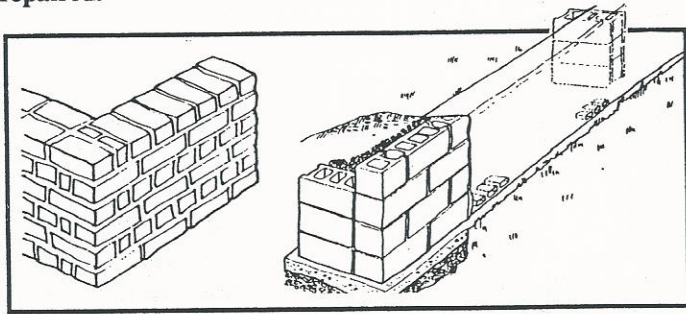
Masonry gates and masonry wells are important architectural features that must be carefully preserved.



The few remaining wood fences must be preserved. Efforts should be made to duplicate the qualities of historic wood fences when building new ones.

In addition, many Virgin Islands properties had wood fences, to provide privacy and security. Vertical plank fences are common in historic pictures of the islands, as are wood picket fences. A few examples still exist, both protecting side yards and as decorative fences across the fronts of properties.

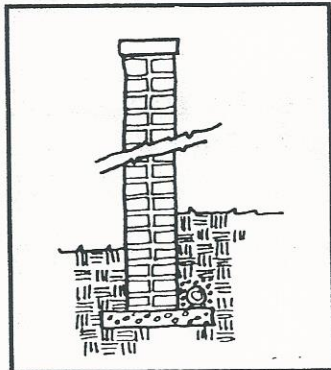
A final category of fences is iron or steel fences. Both were rare historically, though a few historic iron fences do exist. Any existing fences should be carefully preserved and repaired.



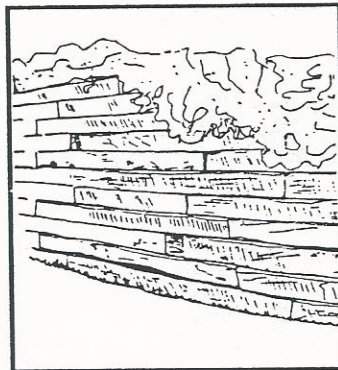
Whether constructed of brick, rubble, or concrete block, new masonry perimeter walls and masonry retaining walls should duplicate the qualities and textures of historic walls.

New Fences and Walls

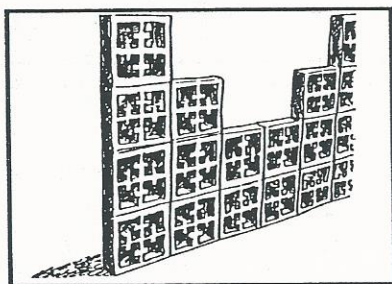
Generally, new fences and walls should follow historic examples. New masonry fences, however, should only be introduced following careful consideration of other alternatives; such fences are permanent features and can drastically alter the character of historic properties. New masonry fences or retaining walls for historic properties should convey many of the qualities of historic walls -- including the slightly irregular



Provide for adequate drainage when introducing new walls. Note the footing drain (a perforated pipe set in gravel) used to help drain the "high side" of this brick wall.



Modern "railroad-tie" retaining walls are not permitted in historic districts.

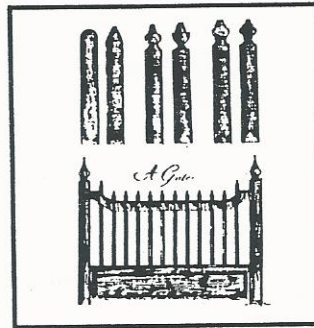


Pierced concrete block fencing detracts from historic areas. Use of this material is not permitted.

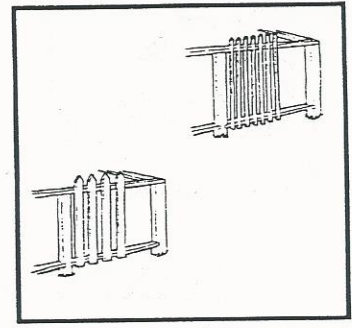
simple vertical planks attached to horizontal rails. Picket fences can follow a variety of patterns. Ideally, owners should look to historic examples for their design inspiration, though a number of standard designs are acceptable.

profiles of rubble masonry, even if constructed of concrete block. All should be stuccoed to resemble older walls.

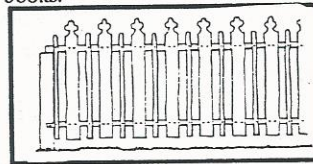
Wood fences can be built in a variety of patterns. Privacy or courtyard fences should generally consist of



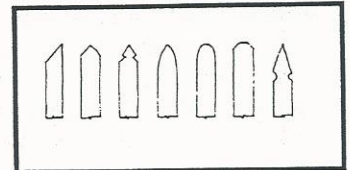
"Classic" picket fence designs based on 18th-century pattern books.



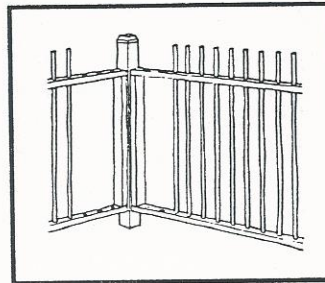
Wide and narrow pickets are acceptable.



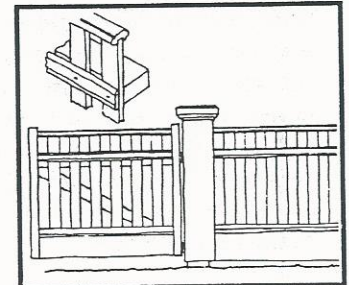
Fanciful pickets, such as these, shown above were common historically in the Islands.



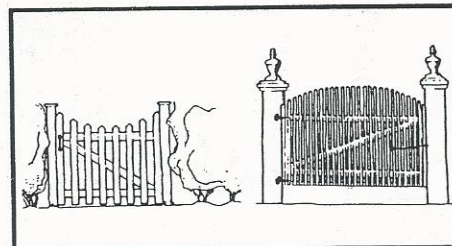
Some alternative picket designs.



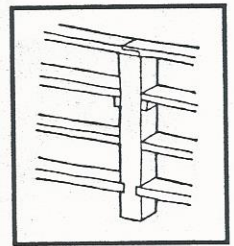
Wood dowels set in rails provide a historic alternative to wood pickets.



More complicated, "cased" fences can also be considered.



Gates should complement the fence design.

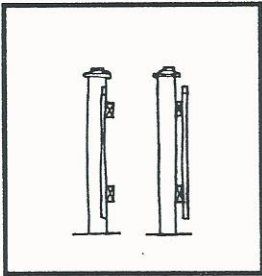


Alternative methods of attaching rails.

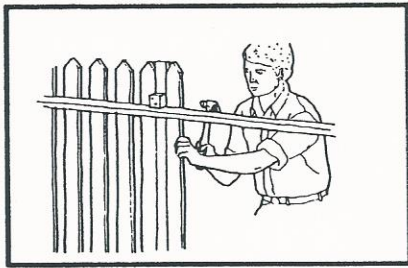
Plant Materials

Owners are encouraged to use native and traditional plant types within historic districts. A wide variety of plants are available and perform well in urban areas. Larger trees are especially encouraged for shade.

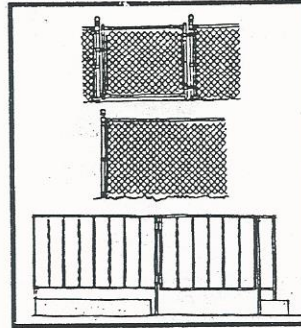
Among recommended specimens are: Golden shower (*Cassia Fistula*), Apple cassia (*Cassia Javanica*), Geige (*Cordia Sebestena*), and Black calabash (*Engallagma Latifolia*). Recommended palms include Thatch (*Coccothrinax Argentea*), Lady (*Rhapis*) and Royal (*Roystonea Borinquena*). Shrubs include Bougainvillea (*Bougainvillea*), Orange jasmine (*Murreya Exotica*), Aralia (*Polyscias*), and Plumbago (*Plumbago Capensis*). A wide range of ground covers can be used for planting beds or yards.



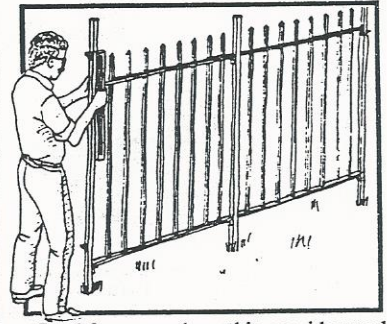
Pickets also can be attached in several ways.



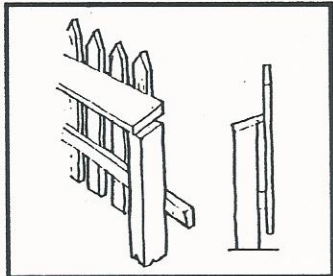
Use a "spacer" when installing.



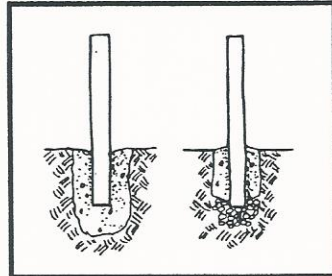
Modern metal fences: welded steel and chain link. Neither are appropriate.



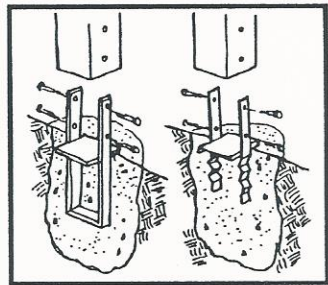
Steel fences such as this provide good security.



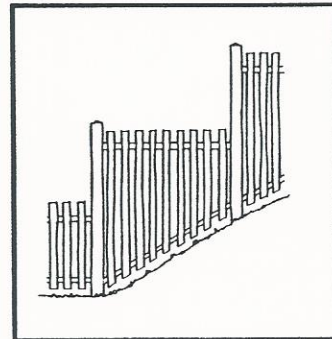
Consider refinements, such as sloping top rails, to help fences shed water.



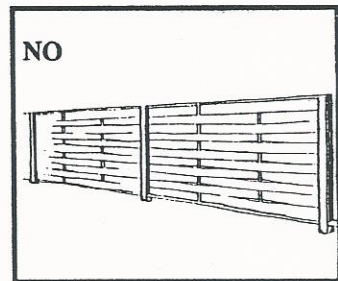
Be certain that fence posts can drain -- as in the example at the right. Always use treated materials.



Consider metal anchors for installation. Anchors reduce contact with soil and cut down on moisture penetration.

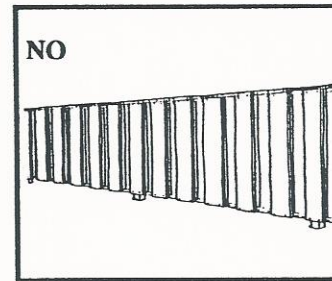


"Step" fences on hills.



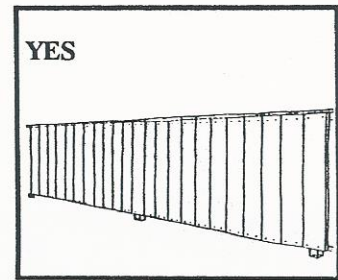
NO

Wood fences to avoid: basketweave and "staggered" plank.



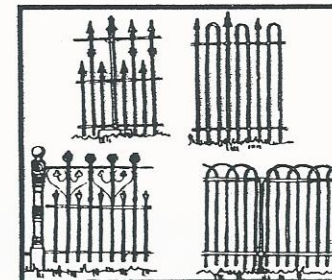
NO

Both are modern "privacy" fence designs that should be avoided in historic districts.

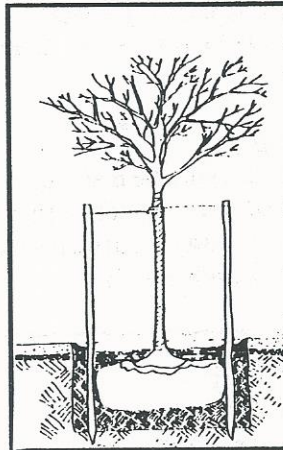


YES

A simple plank privacy fence.



Some historic metal fence designs.

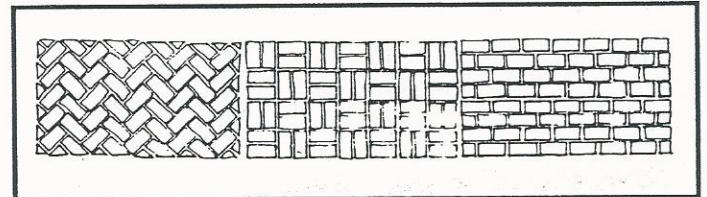


Provide adequately for new plant materials. Consider the variety, water needs, and drainage.

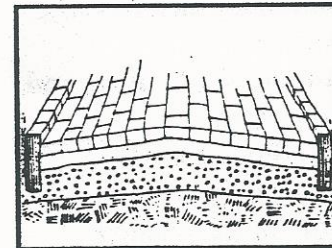
New Steps, Walkways, and Ramps

Changes to grading or other improvements often result in the necessary introduction of new steps or walkways. Handicapped requirements often dictate the need for ramps.

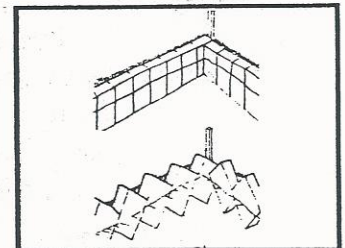
In each case efforts should be made to keep newer features as simple and unobtrusive as possible. Traditional materials, such as brick, tile or stone pavers, and gravel should be used whenever possible. Elaborate curbs, piers or masonry balusters are strongly discouraged. New designs should respect the original character and configuration of the site.



Some common walkway and courtyard paving designs.



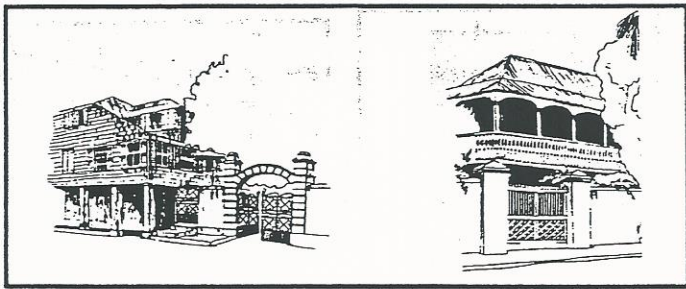
Bricks for walkways typically should be set in a bed of gravel and sand. A slight "crown" to allow for better drainage is recommended.



Two simple brick curb designs -- to be used for planting beds in courtyards.

Gates

New gates should follow traditional examples. Both iron (steel) and wood (pickets or plank) are acceptable. Elaborate or overly decorative steel gates are strongly discouraged.



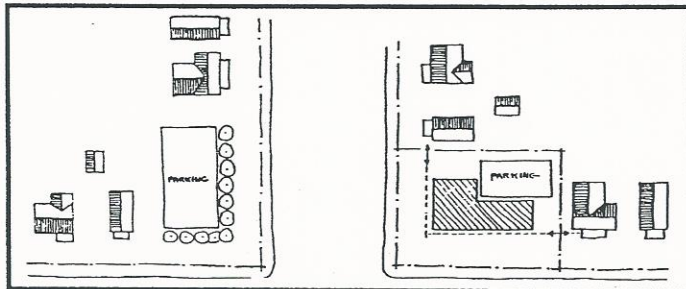
Both metal and wood are traditional for larger gateways. Keep designs as simple as possible (unless more complicated historic examples can be documented).

Benches

Permanently mounted wood, steel, or masonry benches are generally discouraged. Seating should be simple and detract minimally from the historic context.

Parking

Parking lots located in historic districts must be masked from public view. Masonry walls, wood fences, or vegetation should be used to hide multi-space parking. In most instances, parking should be provided at the rear of the buildings only.



Parking should be screened from public view. Place new parking at the rear of lots, or screen with plantings or fences.

For further information contact:

Department of Planning and Natural Resources
 V.I. State Historic Preservation Office
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 St. Thomas, Virgin Islands 00840
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or

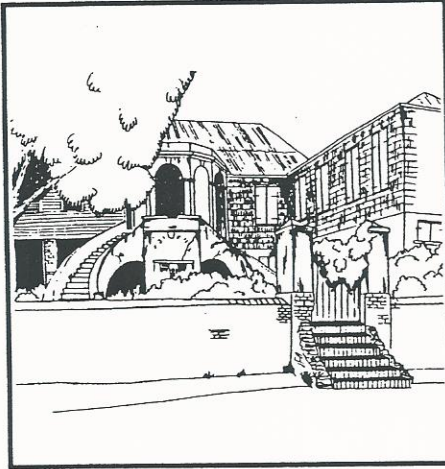
Department of Planning and Natural Resources
 V.I. State Historic Preservation Office
 Fort Frederik Museum
 198 Strand Street
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Prepared by William Chapman
 Layout by Jeanne Strong



REPAIR AND REPLACEMENT OF HISTORIC EXTERIOR STAIRCASES AND STEPS

The Virgin Islands possess many fine examples of historic staircases. These range from elaborate double-flight, welcoming arms stairs to simple, but often picturesque, arched steps over gutters. Many of the staircases are masonry. Historic examples are usually brick and rubble stone, covered at least in part by stucco. Other examples are wood, including many wood staircases placed in arcades, which provide access to second-story residences.

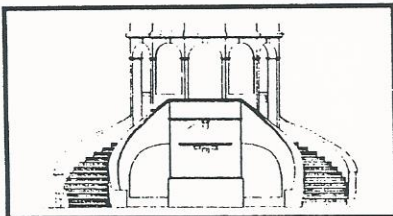


Historic stairs and steps are found both at gates and to provide access to the principal floor of residences. Every effort should be made to preserve original examples. Drawing by Pamela Gosner, *Historic Architecture of the Virgin Islands*.

ing arms stairs to simple, but often picturesque, arched steps over gutters. Many of the staircases are masonry. Historic examples are usually brick and rubble stone, covered at least in part by stucco. Other examples are wood, including many wood staircases placed in arcades, which provide access to second-story residences.

Repair and Preservation

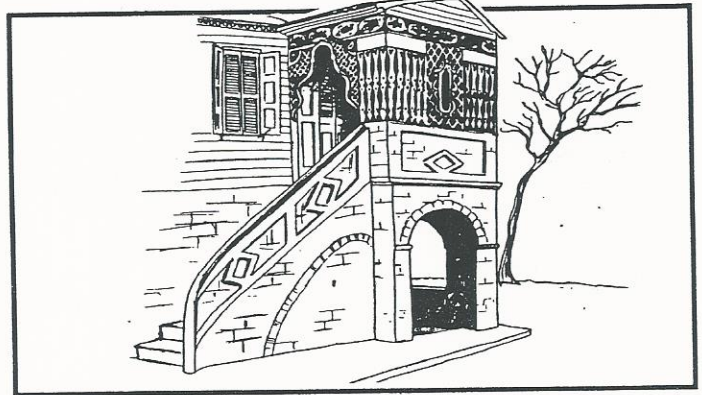
All historic staircases should be carefully repaired and preserved as part of any restoration or rehabilitation effort. If more substantial repairs are required, efforts should be made to carefully duplicate historic detailing.



Historic details, such as this double flight staircase, must be carefully reproduced during major repairs.

Portland Cement Patches

Generally, historic staircases employed more traditional and



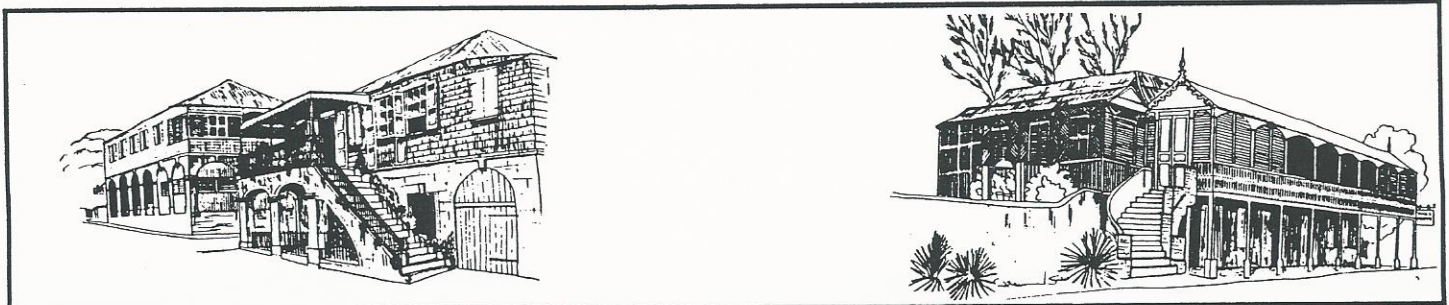
Details, such as relieving arches, lozenge panels and --especially in this example -- decorative porches must all be preserved during repairs.

softer-lime mortars. Most, however, have been patched over the years with relatively modern, grey Portland cement. The best procedure is to remove the grey patches using a chisel. The new mortar may still rely on a proportionately high Portland content, but slightly more expensive white Portland should be substituted.

The following is a recommended mortar mix for repairs and patches to historic masonry staircases:

Mortar:

- Portland Cement: ASTM C150, Type 1 White
- Lime, ASTM C207, Type S, High Plasticity
- Sand: ASTM C144, fine washed



Many relatively modest houses have staircases demonstrating high levels of craftsmanship. The example on the right has long been lost. Drawing by Pamela Gosner, *Historic Architecture of the Virgin Islands*.

d) **Admixture:** Use a water reducing and plasticizing agent to reduce water content and drying shrinkage. "Omicron Mortarproofing", a product of Master Building Company or Equivalent. Follow manufacturer's instructions for use.

e) **Potable water:** Free of impurities and organic material.

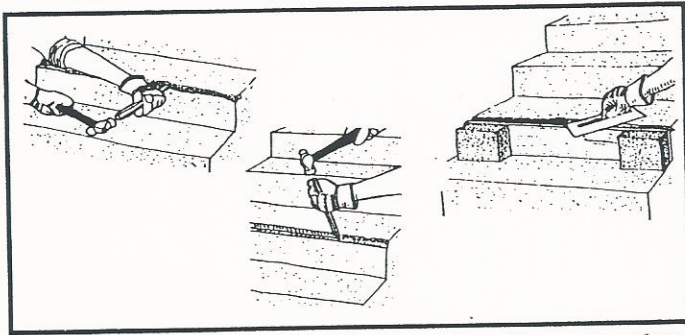
Proportioning:

a) 1 part white *Portland cement*; 1 part *lime*; 5-6 parts *sand*, recommended mix.

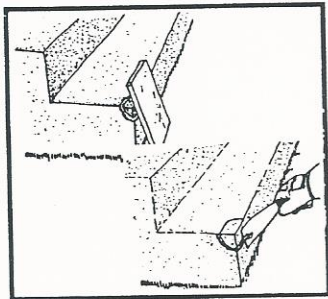
b) Sample areas should be tested and examined by the architect or supervisor prior to settling on the final mix.

Repairs to Concrete Steps

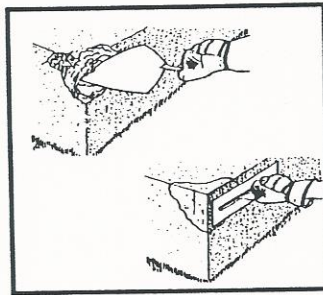
Many Virgin Islands buildings have concrete steps, often replacing earlier stone and brick steps or sometimes simply encasing them. Concrete steps often can be spot repaired. Be certain to undercut damaged areas. Do not "feather-edge" or overlap joints.



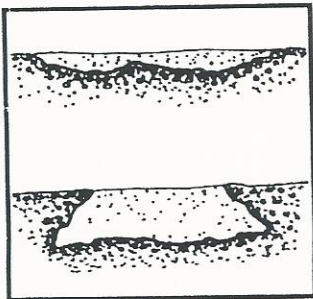
Simple repairs to damaged edges of concrete steps. Be sure to undercut damaged sections. Use a board as a form and do not feather the edges. Remember, if your staircase is a historic one or has brick treads, such repairs are not recommended.



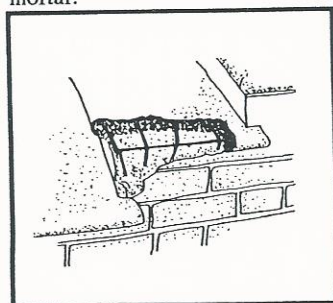
Broken corners can be reattached using a proper modern cement.



Missing sections can also be filled -- again, being sure not to feather the edges. Always thoroughly wet the area to be repaired prior to adding mortar.



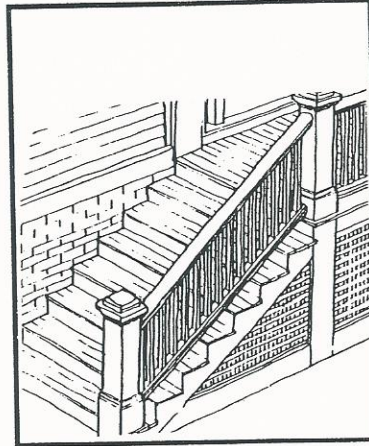
Surface damage can be repaired in a similar way. Again, always undercut.



Severely damaged sections may need to be "built-up" and reinforced. Use stainless steel reinforcing rods.

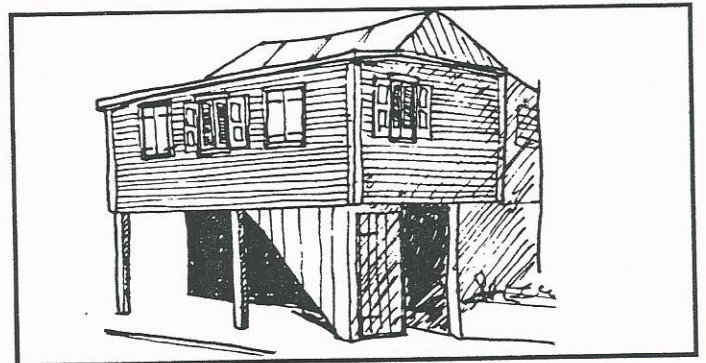
Wood Steps and Staircases

Wood steps or staircases are relatively rare for historic buildings. Typical exterior stairs to second story residences of commercial buildings are masonry. However, there is some precedent for wood steps, both in alleys or courtyards or, especially in Christiansted and Frederiksted, within arcades.



A possible design for a simple wood side stair in keeping with historic examples.

Whenever possible, historic enclosed wood stairs should be retained. Doors, panelling and other elements should follow historic precedent.



Simple enclosed wood stairs such as these are important to the character of historic districts. Be sure to use correct details - including historic plank doors - when making changes or repairs.

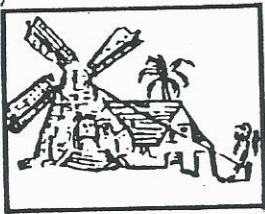
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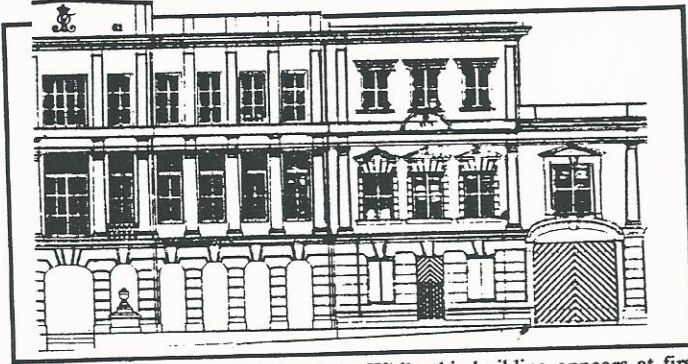
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Prepared by William Chapman
Layout by Jeanne Strong



NEW ADDITIONS TO HISTORIC BUILDINGS

Historic districts in the Virgin Islands are continually changing places, requiring constant, periodic alterations to their physical character. This and other guidelines recognize this factor and have been designed with the dynamic character of the districts, and of isolated historic properties as well, in mind.



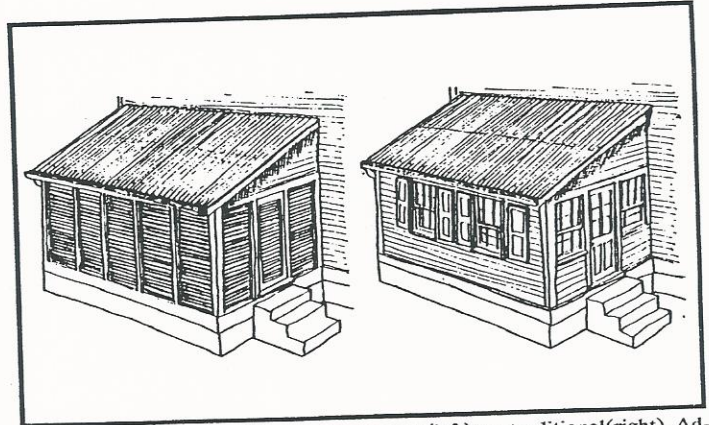
Government House, Christiansted. While this building appears at first glance to be a single, unified building, in fact, it represents a historic combination of several private dwellings, unified by additions. When replicating historic detail in an addition, the designer should ask -- Does the addition fool the viewer into thinking the addition is original? Generally, a clear line between new and old should still be perceptible.

Design Choices

When considering new additions, two main choices face the designer or owner: either to attempt to create an older, more traditional appearance for the addition, or to design a new, more contemporary addition that is somehow "compatible" with the old in terms of form, massing, materials, and so on. In general, the first choice is often easier in that examples exist for comparison and new designs can be drawn from them. More historic-looking additions, however, are inherently deceptive and are often frowned upon in historic districts. Good new design is, therefore, ideal; but it is often difficult to accomplish.



Simple details borrowed from historic buildings such as these can often be incorporated into new additions. If taking a lead from historic examples, the designer should generally try to simplify the details.



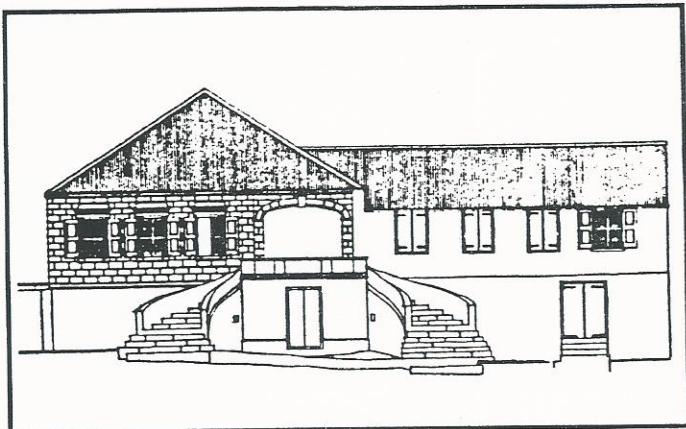
New additions can be either contemporary (left) or traditional (right). Additions should generally be placed at the rear or sides of historic buildings and detract minimally from the main building. Details, such as roof pitch, wall and roof materials, window and door arrangement, can all help to tie an addition into the main building. Simple additions such as these can often accommodate new requirements such as kitchens and baths.



Modern, glazed additions are acceptable on rear elevations. Again, continuities of roof shape and siding materials can help to tie the addition in.

Designers often attempt to imitate aspects of older buildings, such as masonry arches or hipped roofs, but in carrying these features out in new materials -- reinforced concrete instead of rubble stone, for example -- often create a very different appearance. Modern design also differs in many important details from traditional design: window and door openings are different, roofs are generally flatter, materials are different, relying mostly on concrete or steel.

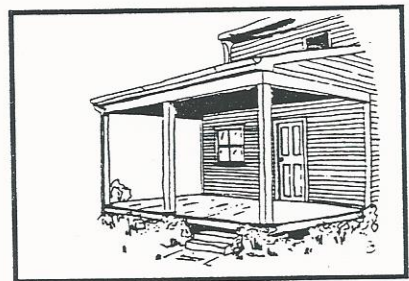
The best solution, is probably to be as "low-key" as possible in a new design. Existing features such as massing, arrangement of doors and windows, and the roof pitch of the building, should be taken into account and incorporated into new additions. Often details can be more contemporary -- meaning simpler -- in character, but these should still respect traditional design characteristics, often a simplification of existing details.



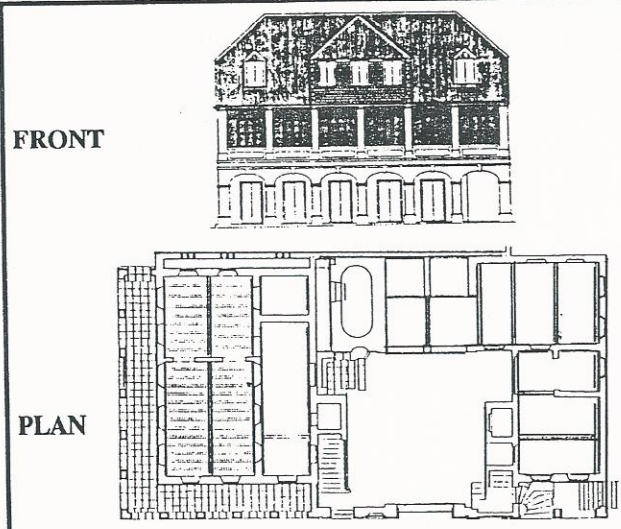
Whether contemporary (modern) or historic in character, new additions should be placed at the side or rear of historic buildings.

Location

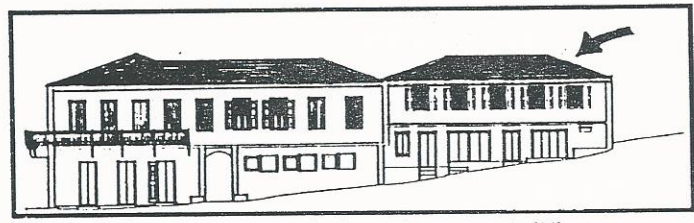
New additions to historic buildings should nearly always take place at the rear or at the side of existing structures. Principal elevations, or building fronts, are generally considered the most significant. Every effort should be made to retain the character and appearance of the main elevation.



New porches should follow the same general guidance as that set out for new additions generally.



The historic precedent of courtyard additions -- as shown here -- can be followed for new additions.

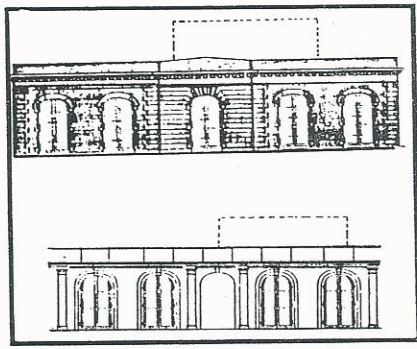


Often, a new addition can take the form of a separate building.

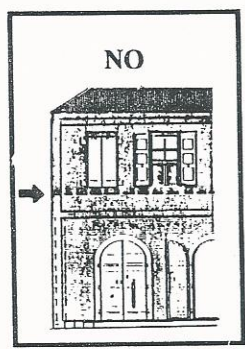
Roof-top Additions

Roof-top additions to existing historic commercial buildings are generally discouraged in historic districts. Original building shapes and heights are important to the character of all of the historic districts in the Virgin Islands. Periodic additions of stories, or new blocks over existing buildings detract significantly from the overall value and appearance of historic areas.

If roof-top additions are required, every effort must be made to locate the addition in such a way as to minimally detract from the original building. Additions to parapet-roofed buildings should be set back sufficiently to prevent visibility from sidewalks opposite the building. The design should be simple and in-keeping with the existing historic building.



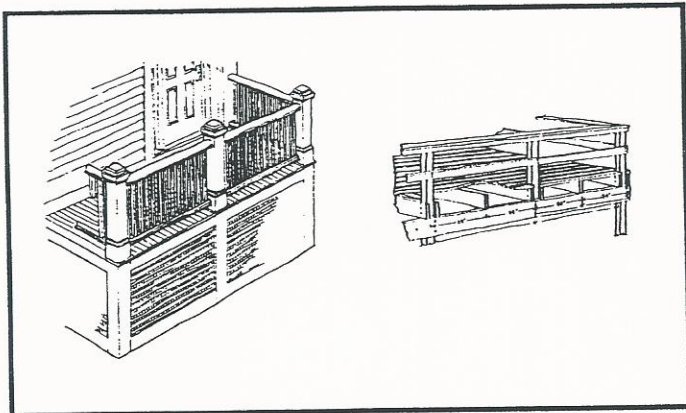
Additions to parapet-roofed buildings such as these two examples are highly discouraged. If additions are made, however, they should be set back significantly from the main plane of the facade and should not be visible from across the street. The style should contrast sufficiently with that of the original building to convey a distinction in age.



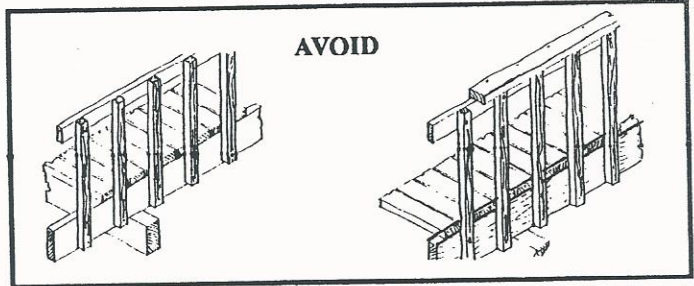
Simply adding an additional story to what was once a one-story building is generally not an appropriate solution.

Additions to non-historic buildings are more often appropriate. Consult the guideline for a new buildings, which applies more strictly to such proposals.

To ensure the best possible work, always consult a professional architect. Designs, moreover, must be brought before the Historic Preservation commission for review.



Decks can be either "traditional" in character or more "contemporary". Always they should be added only to the rears of buildings.



Avoid more modern uses of balusters and rails when adding decks. Generally look to historic porches for precedent and inspiration for deck rail designs.

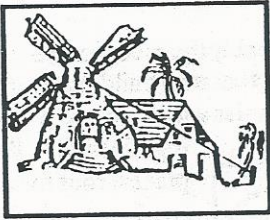
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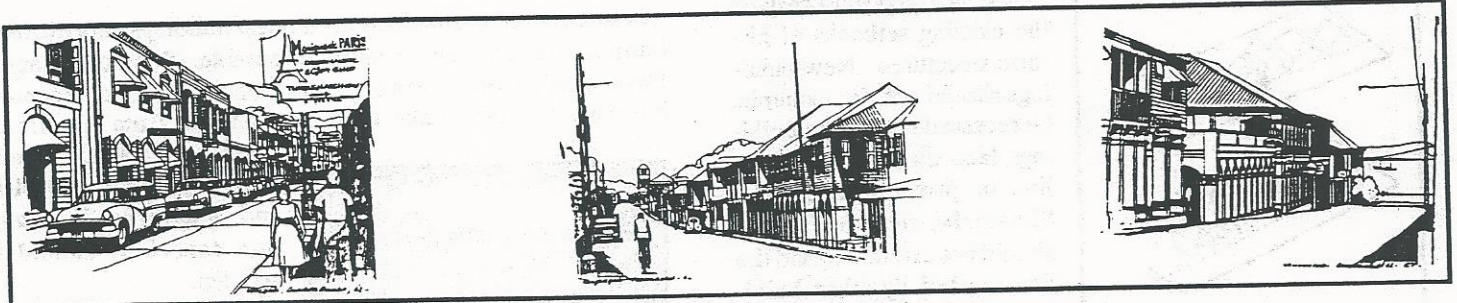
PRESERVATION GUIDELINE 15

Division for Archaeology and Historic Preservation
Virgin Islands Department of Planning and Natural Resources

NEW BUILDINGS IN HISTORIC DISTRICTS

The design of new buildings for historic districts is a complex and long-debated problem. Historic districts are rarely "frozen" places; periodic changes are inevitable and anticipated. The main concern is that new buildings relate, in terms of massing or scale, height, setback, and materials to the majority of existing historic buildings and, especially, to buildings on adjacent sites.

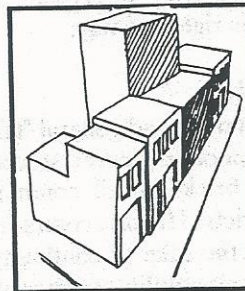
ings, or setbacks for upper stories. In some instances, higher stories should be relegated to the rear of lots to avoid changes in elevation along principal streets.



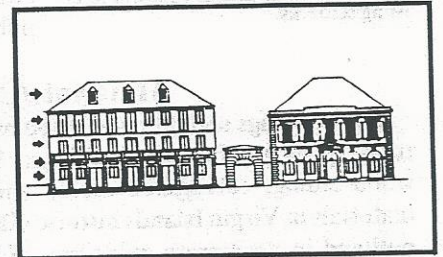
New buildings should respect the character and overall qualities of older buildings in historic districts.

Height

New buildings must conform with current Virgin Islands code regulations for maximum heights in specific zoning areas. In addition, new buildings in historic districts should conform with heights of surrounding structures, and not stand out as significantly higher (or lower). Steps should be taken to relate divisions marking stories to those of adjacent buildings. Windows, string courses (decorative molding), and cornices should be designed to match adjacent examples. If additional stories are necessary, various means of "masking" the difference should be explored, such as two stories sharing common window open-



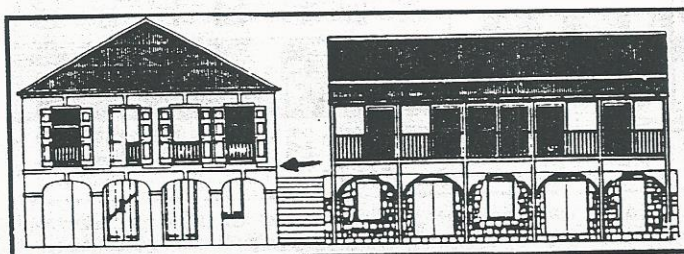
Consider relegating additional stories to the rear of lots in order to preserve uniform streetscapes.



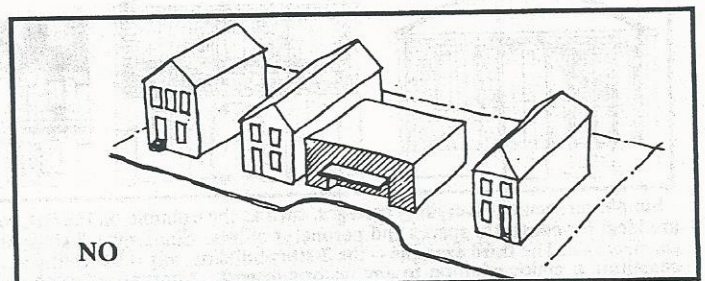
Additional stories can sometimes be "compressed" into conformity with existing elevations. This hypothetical building (based on a now demolished earlier structure) compresses five stories into a height only slightly greater than the 2-story building adjacent to it.



New buildings should reflect the height, massing, and overall scale of surrounding buildings.



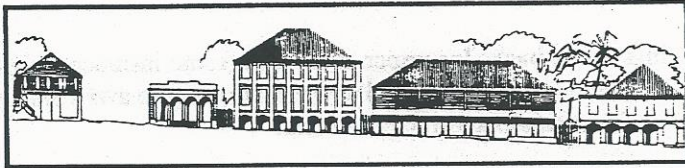
Elements, such as arcades, windows, heights, cornices, moldings, and the rhythm of openings should all be used to integrate the historic buildings into the existing context.



NO
Respect the existing massing, scale, and orientation of existing buildings.

Massing/Scale

New buildings should have comparable scale and massing to those around them. Enormous, bulky shapes are discouraged. Efforts should be made to break up the plane or facade or larger or longer buildings, in order that they might better relate to the size and scale of adjacent examples.



A new building should respect its overall context. Note the new building.

The design of new buildings is probably the most complicated issue. Generally, it is recommended that new buildings respect the overall character of historic examples without directly copying details. Wall planes, roof form or roof angles, materials, ratios of wall surface to window and door openings, colors, etc. can all be used as starting points for new design. The simple use of arches, hipped roofs, or historic looking shutters alone is not enough to create a sense of continuity.



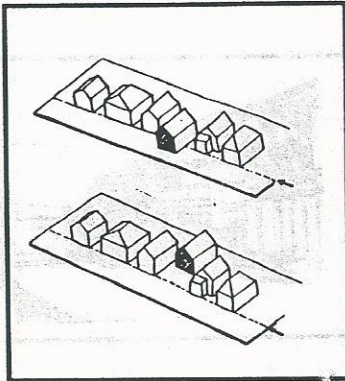
Elements such as the size and placement of windows, the height of the first floor above grade, the roof shape and pitch, and the building's orientation are probably the most important factors to consider when designing new buildings.

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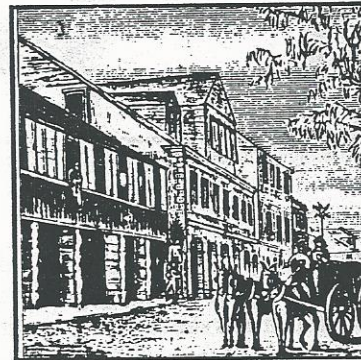
Setbacks

New buildings must respect the existing setbacks of historic structures. New buildings should not, for example, be recessed if adjacent buildings face directly on the lot line or provide an arcade. Similarly, new buildings should not extend beyond the line created by other buildings on the same street -- nor should they encroach on public rights-of-way.



New buildings should conform to existing setbacks.

In some cases, particularly for modest buildings, more directly imitative designs can be more acceptable. Simple vernacular ("everyday") wood cottages and, especially, wood secondary buildings can often take their lead directly from historic examples. Detailing, however, should be kept plain, and "gingerbread" decoration especially should be avoided.



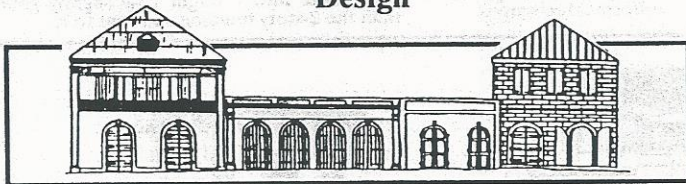
Owners may wish to consider reproductions of missing buildings. Often sufficient documentation exists for reconstruction, as demonstrated by this 19th-century illustration of Strand Street, Frederiksted. While some preservationists might quibble with the practice and concept of reconstruction, the major losses of significant historic buildings in the Virgin Islands can often help justify such as approach.

There is a considerable amount of philosophical basis for even larger new buildings more directly imitating historic examples as well. Reconstructions of known historic buildings is often justified. If newer buildings are intended to imitate older ones, documented recreations can be approved; other designs can be considered, as long as detailing, design, etc. closely conform with known

Materials/Colors

New buildings should respect the materials and general "textural" qualities of nearby buildings. Smooth or scored stucco, wood siding, corrugated metal, and brick are all common materials in Virgin Islands historic districts. Historic colors are outlined in a separate guideline. For the sake of continuity, every effort should be made to ensure compatibility of materials as well as colors.

Design

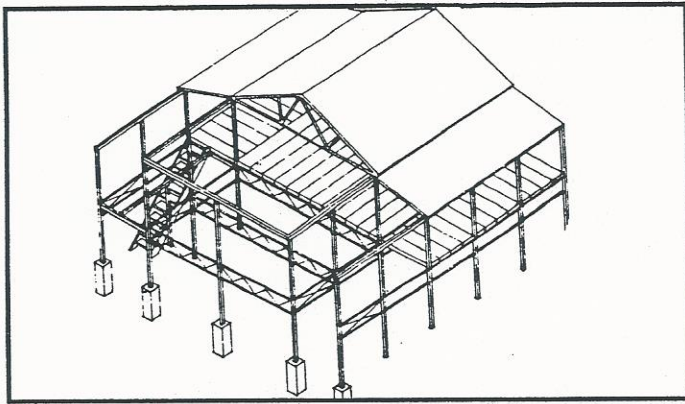


Respect existing colors, textures, and materials. Drawing, Pamela Gosner.

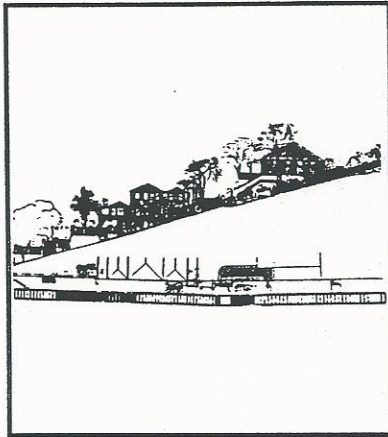
historically-replicative" buildings will be considered by the commission. However, half-hearted or "inaccurate" replicative type buildings will not be accepted.



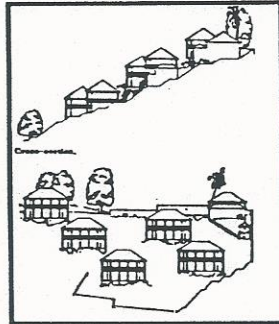
Simple vernacular (everyday) cottages, such as the example on the left, can (and should) be reproduced when smaller structures are called for. Such buildings are ideal for courtyard spaces and perimeter of lots. Similarly, a 2-story vernacular building -- especially when detailing is kept simple-- can be justified for in-fill construction. The third example -- the 3-story building, might be justified in special instances. Generally, however, such a building by its very size and bulk would constitute a major addition to any historic district. Alternatives to obviously "replicative" details should be explored before accepting such a design. Finally, reproduction of an obvious "high-style" or fancy building should be avoided -- at least in historic districts. Such a building, which copies in this instance an existing building, would compete with genuinely historic buildings and therefore detract from the overall quality of a historic district.



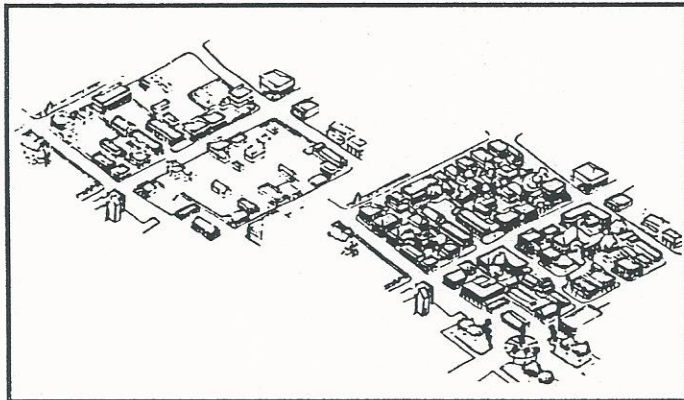
A "pared-down", modern building such as this can often complement many of the qualities of historic buildings without copying details. Such a solution should often be considered.



Hillside sites, as found in Virgin Islands historic districts, require special consideration.



New buildings on hillsides should respect the traditional pattern of development and not "loom" too prominently over the district. These proposed buildings for Government Hill in Charlotte Amalie clearly follow historic precedent in their height, massing, and distribution.



Many parts of historic districts in the Virgin Islands now lack their historic density, as demonstrated by their drawing of the former Hill Street Urban Renewal Area in Frederiksted. New in-fill construction to fill the many gaps in the historic districts, is strongly encouraged by the Historic Preservation Commission.

Demolition

Demolition of documented historic buildings within historic districts is strongly discouraged by the Commission. In most instances, in fact, demolition is not approvable, unless a strong case can be made for the building's poor physical condition or the impossibility of economic return. All plans for demolition must be accompanied by designs for proposed replacement

buildings or other proposals. If demolition occurs, the building must be documented by drawings and photographs prior to the demolition.

Architects

Owners wishing to construct new buildings in historic districts are advised to hire trained architects for the preparation of their designs. Drawings and other details are a basic requirement for review.

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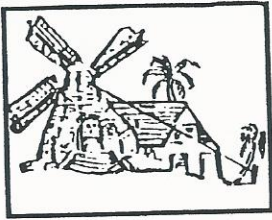
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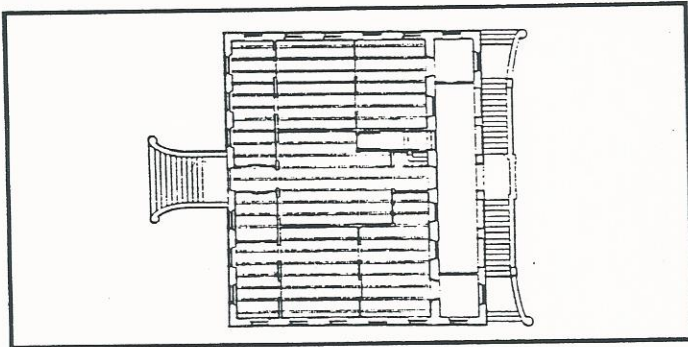
Prepared by William Chapman

Layout by Jeanne Strong

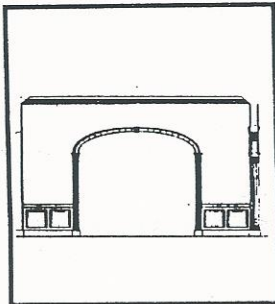


INTERIOR CHANGES

Changes to building interiors are not generally regulated by the Historic Preservation Commission. However, proposed changes to courtyards as well as changes to portions of buildings directly visible from public walkways, such as the ground floors of retail businesses, can and will be reviewed by the Commission for appropriateness. Also, owners of historic buildings should recognize that their properties are also an important legacy. Every effort should be made to retain the original or historic plan and materials of historic buildings, even if these are located in private areas.



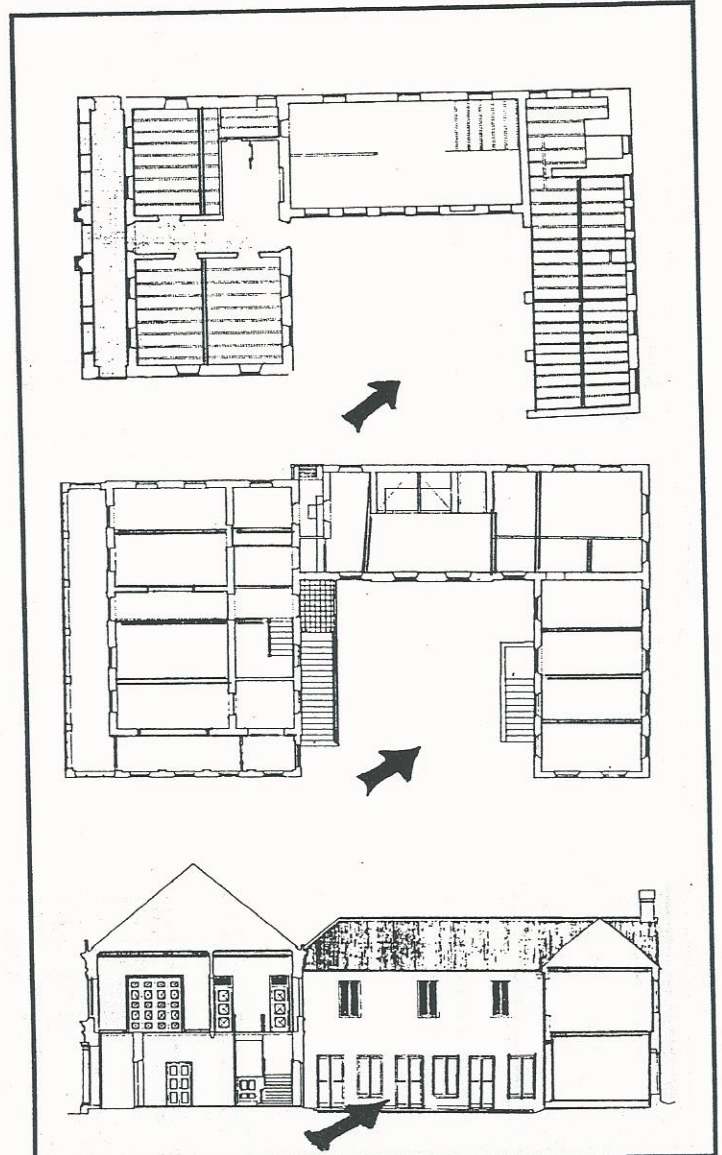
Interior details, such as plans, trim, ceilings, and floors, are often important to the value of historic buildings. While the Historic Preservation Commission is primarily concerned with exteriors, changes to interiors which have an impact on exterior appearance and clearly visible changes within courtyards and within visible ground floor spaces, are subject to Commission review.



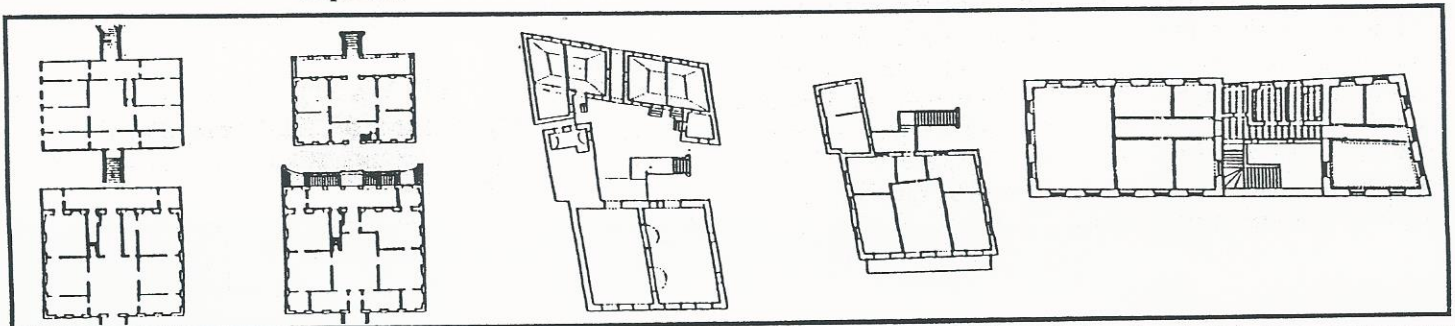
Details such as this decorative arch are enormously significant and should be carefully preserved by owners.

Plans

Owners should respect the original or historic plans of historic buildings. The Virgin Islands possesses a number of significant plan types or types of room arrangement. Efforts should be made to retain existing door openings and passages, and avoid cutting up rooms for new requirements. Temporary or movable partitions should be considered when smaller rooms are required.



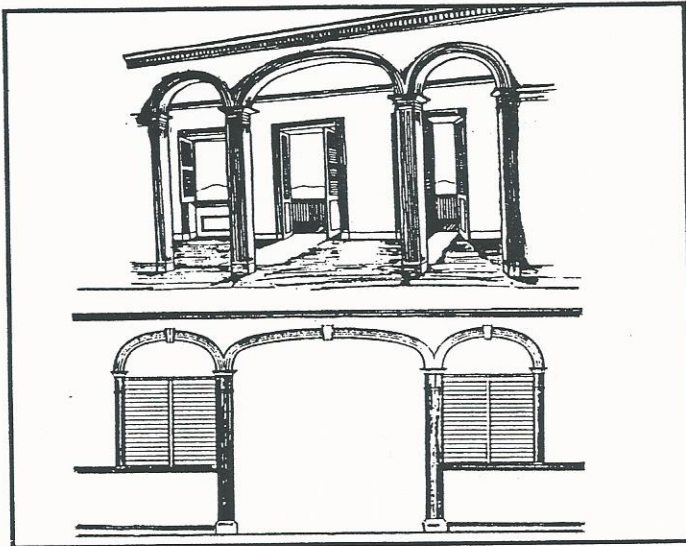
Visible areas in courtyards are subject to commission review.



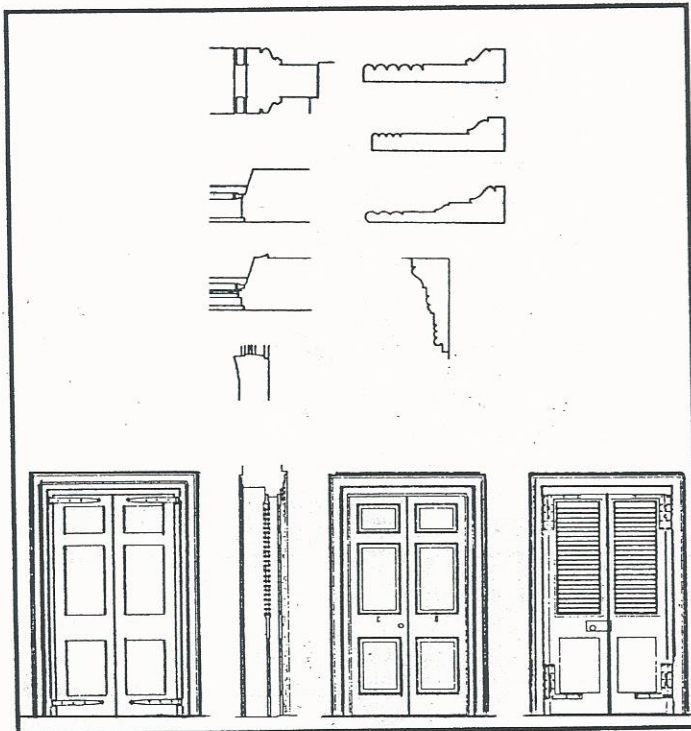
Historic plans are significant to older properties. Whenever possible, owners should strongly consider retaining original or otherwise historic room arrangements when undertaking major changes.

Decorative Details

Decorative details, such as arched screens, molded door or window surrounds, original hardware, etc. should be retained whenever possible.



Arched "screens" such as these are a striking cultural legacy that should be valued.



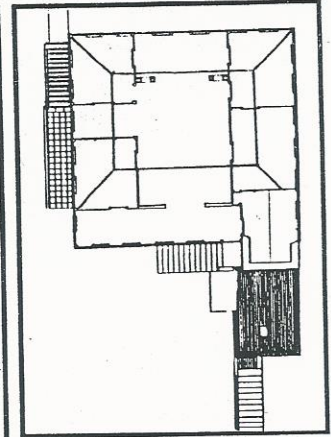
Doors and windows and decorative trim should be carefully preserved.

Walls/Ceilings

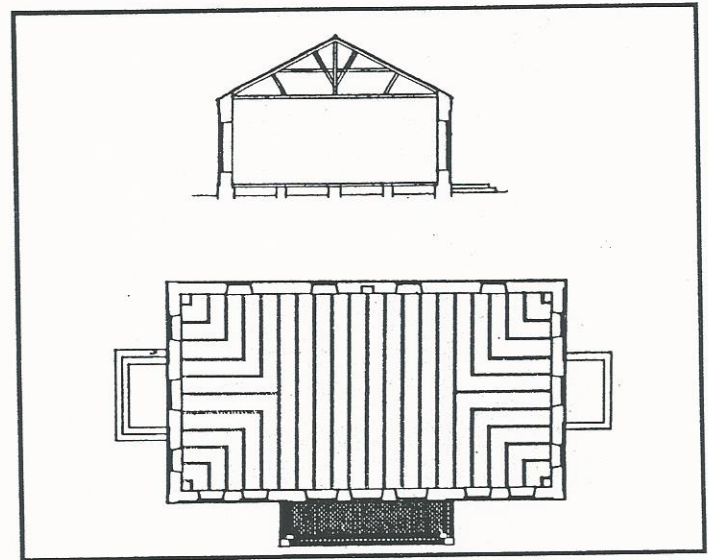
Existing wall treatments should be respected and repaired. Removal of plaster or vertical board panelling to expose rubble walls is strongly discouraged. (See the separate guideline on plaster-covered rubble walls). When materials are damaged, repairs "in-place" are recommended. Otherwise, replacement "in-kind" is an alternative approach. Wherever possible, exposed stud-walls should be kept open. The same recommendations hold for existing ceilings.



Original interior walls, both plaster and plank are important to a building's history and should be preserved.



Plank walls, and in this example, a single inverted tray ceiling over the separate rooms, are distinguishing characteristics of this building. Retention of such details is strongly recommended by the Historic Preservation Commission.



Exposed rafters and stud walls are typical of many Virgin Islands buildings. Whenever possible, such details should be retained and/or repaired in place.

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